



CITY OF SCOTTSBLUFF
Scottsbluff City Hall Council Chambers
2525 Circle Drive, Scottsbluff, NE 69361
CITY COUNCIL AGENDA

Regular Meeting
November 1, 2021
6:00 PM

1. **Roll Call**
2. **Pledge of Allegiance.**
3. **For public information, a copy of the Nebraska Open Meetings Act is available for review.**
4. **Notice of changes in the agenda by the city clerk** (Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless added under Item 5 of this agenda.)
5. **Citizens with business not scheduled on the agenda** (As required by state law, no matter may be considered under this item unless council determines that the matter requires emergency action.)
6. **Closed Session**
 - a) Council reserves the right to enter into closed session if deemed necessary if the item is on the agenda as per Section 84-1410 of the Nebraska Revised Statutes.
7. **Scottsbluff Youth Council**
 - a) (informational only):
8. **Consent Calendar: (Items in the consent calendar are proposed for adoption by one action for all items unless any member of the council requests that an item be considered separately.)**
 - a) Council to approve the minutes of the October 18, 2021 Regular Meeting.
 - b) Council to set a public hearing for November 15, 2021 to consider making a recommendation to the Nebraska Liquor Control Commission regarding a Class I Liquor License from Pocu, Inc. d/b/a Wonderful House, 829 Ferdinand Plaza, Scottsbluff, NE.
 - c) Council to acknowledge receipt of a sewer claim from Micah and Lori Browning at 3517 Spruce Drive, Scottsbluff, NE. Council will withdraw and take no action on the claim.
9. **Claims**
 - a) Council to consider and take action on claims of the City.
10. **Public Hearings:**
 - a) Council to conduct a public hearing set for this date at 6:00 p.m. to consider a zone change for Block 1, BF Properties located at 240474 Highland Road, Scottsbluff, NE from A-Agricultural to C-3 Heavy Commercial.

11. **Subdivisions & Public Improvements:**
 - a) Council to discuss and consider action on the Preliminary and Final Plats of Block 1, BF Properties located at 240474 Highland Road, Scottsbluff, NE and authorize the Mayor to sign the Resolution.
 - b) Council to discuss and consider action on the Preliminary and Final Plats of Lots 1 & 2 West Nebraska Express Subdivision located at 615 & 619 South Beltline Highway, Scottsbluff, NE and authorize the Mayor to sign the Resolution.
12. **Resolution & Ordinances:**
 - a) Council to approve the Ordinance for the rezone of Block 1, BF Properties located at 240474 Highland Road from A-Agricultural to C-3 Heavy Commercial.
 - b) Council to consider the first reading of the Ordinance updating parks within the City.
13. **Petitions, Communications, Public Input:**
 - a) Council to discuss and consider action on a Special Designated Liquor License for BDS3C, LLC d/b/a Flyover Brewing Company to serve beer, wine and distilled spirits at the 18th Street Plaza on December 4, 2021 from 9:00 a.m. to 5:00 p.m. for the Very Merry Christmas Market event.
14. **Reports from Staff, Boards & Commissions:**
 - a) Council to discuss and consider action on Economic Development Assistance Agreement for BDS3C, LLC d/b/a Flyover Brewing Company.
 - b) Council to receive notice and discuss and consider action on State of Nebraska opioid settlement proceeds and authorize City Manager to sign documentation relating to settlement proceeds.
15. **Council reports** (informational only): This item is intended for Council Members to update and inform other Council Members of meetings attended since the last City Council meeting.
16. **Adjournment.**

City of Scottsbluff, Nebraska

Monday, November 1, 2021

Regular Meeting

Item Closed1

Council reserves the right to enter into closed session if deemed necessary if the item is on the agenda as per Section 84-1410 of the Nebraska Revised Statutes.

Staff Contact:

City of Scottsbluff, Nebraska

Monday, November 1, 2021

Regular Meeting

Item Youth Cou 1

(informational only):

Staff Contact:

City of Scottsbluff, Nebraska

Monday, November 1, 2021

Regular Meeting

Item Consent1

Council to approve the minutes of the October 18, 2021 Regular Meeting.

Staff Contact: City Council

The Scottsbluff City Council met in a regular meeting on October 18, 2021 at 6:00 p.m. in the Council Chambers of City Hall, 2525 Circle Drive, Scottsbluff. A notice of the meeting had been published on October 15, 2021, in the Star Herald, a newspaper published and of general circulation in the City. The notice stated the date, hour and place of the meeting; that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodations to attend the Council meeting should contact the City Clerk's Office, and that an agenda of the meeting kept continuously current was available for public inspection at the office of the City Clerk in City Hall; provided, the City Council could modify the agenda at the meeting if it determined that an emergency so required. A similar notice had been emailed to each council member, made available to radio stations KNEB, KMOR, KOAQ, and television stations KSTF and NBC Nebraska, and the Star Herald. The notice was also available on the city's website on October 15, 2021. Mayor McKerrigan presided and City Clerk Wright recorded the proceedings. The meeting was called to order and the Pledge of Allegiance was recited. Mayor McKerrigan welcomed everyone and informed those in attendance that a copy of the Nebraska Open Meetings Act is posted in the back of the room on the west wall for the public's review. The following Council Members were present: Jeanne McKerrigan, Nathan Green, Jordan Colwell, Angela Scanlan, and Selina Lerma. Also present were City Attorney Kent Hadenfeldt and City Manager Dustin Rief. Absent: None. Mayor McKerrigan asked if there were any changes to the agenda. There were no changes. Mayor McKerrigan asked if any citizens with business not scheduled on the agenda wished to include an item providing the City Council determines the item requires emergency action. There was none.

Ms. Elizabeth Roberts was present and gave an update on Scottsbluff Youth Council, explaining various activities and functions at Scottsbluff High School.

Council Member Green asked that items 8c) Council to approve the reappointments of Larry Cooper and Carolyn Escamilla to the Park, Cemetery & Tree Board for five year terms and 8d) Council to approve the reappointment of Rick Wayman to the Business Improvement District for a three year term be moved off the consent agenda and restored to the regular agenda for more discussion.

Moved by Council Member Scanlan, seconded by Council Member Green,

- a) The minutes of the October 4, 2021 Regular Meeting be approved.
- b) A public hearing be set for November 1, 2021 at 6:00 p.m. to consider a zone change for BF Properties situated in the Southeast Quarter of the Southwest Quarter of Section 20, Township 22 North, Range 54 West of the 6th P.M. Scotts Bluff County, NE from A-Agricultural to C-3 Heavy Commercial, "YEAS," Colwell, Scanlan, Green, Lerma, and McKerrigan. "NAYS," None. Absent: None.

Regarding items 8c) and 8d) Council Member Green asked how appointments are going, if we have gotten any more applications and if the applicants are in the audience. City Manager Rief commented the members are not here; they are reappointments that have expressed interest to serve again. He also informed Council the Parks Board has expanded from five to seven members and the reappointments were inadvertently left off the last agenda. Council Member Scanlan moved, seconded by Council Member Lerma to approve the reappointments of Larry Cooper and Carolyn Escamilla to the Park, Cemetery & Tree Board for five year terms and reappoint Rick Wayman to the Business Improvement District for a three year term, "YEAS," Green, Lerma, Scanlan, McKerrigan, and Colwell. "NAYS," None. Absent: None.

Moved by Council Member Scanlan, seconded by Council Member Green, that the following claims, be approved and paid as provided by law out of the respective funds designated in the list of claims dated October 18, 2021, as on file with the City Clerk and submitted to the City Council, "YEAS," Scanlan, McKerrigan, Lerma, Colwell, and Green. "NAYS," None. Absent: None.

CLAIMS

ACTION COMMUNICATIONS INC.,EQUIP MAINT-PD,444.1;ADVANCE AUTO PARTS,SWITCH FOR SHOP PICKUP,27.38;AIRGAS USA, LLC,WELDING JACKET AND CAP,75.3;ALLO COMMUNICATIONS,LLC,LOCALTELEPHONECHARGES,4387.88;ASSURITY LIFE INSURANCE CO,LIFE INS,32.95;AUTOZONE STORES, INC,VEH MAINT FIRE,18.56;B&C STEEL CORPORATION, DEPARTMENT SUPPLIES, 313.7; BEEHIVE INDUSTRIES, LLC, CONTRACTUAL SVC,25300;BLOEDORN LUMBER CO - ALLIANCE,EQUIP. MAIN.,235.34; BLUFFS FACILITY SOLUTIONS, DEPT/ JANIT SUPPL PD, 370.96; BOHL, MARK, REIMBURSEMENT FOR CDL,59.5;BROWN'S SHOE FIT, CO.,UNIFORMS & CLOTHING,85; BRUNZ, BRANDI,SCHOOLS & CONF-PD,255;APITAL BUSINESS SYSTEMS INC.,EQUIP. MAIN.,352.69;CELLCO PARTNERSHIP,IPADS, CELL PHONES, TABLETS FOR TRANS.,1090.16; CENTER POINT INC,Coll.,1697.04;CIRRUS HOUSE, INC.,CONTRACTUAL-PD,1137.43; CITIBANK, N.A.,SUPP - ZINC BOLTS,55.35;CITY OF GERING,DISPOSAL FEES,44169.45; CITY OF SCB,DEPT SUPPL/POSTAGE-PD,116.25;CLARK PRINTING LLC,DEPT SUP,224.65;COLLEEN HERMAN,FACADE GRANT,1060.5;COLORADO ASPHALT SERVICES, INC,1 LOAD COLD ASPHALT,4210.8;COMPUTER CONNECTION INC,CONTRACTUAL-PD,44;CONSERV FLAG COMPANY,DEP. SUP.,61.95;CREDIT BUREAU OF COUNCIL BLUFFS,FEES/EMPL SCREEN - SEPT 2021,61.5;CROELL INC,CONCRETE FOR STREET REPAIR,1066.67;CS PRECISION MANUFACTURING INC,ECON DEV - LB 840,150000;DEMCO, INC,GRANT,1433.75;DUSTIN RIEF,EXPENSE - ANNUAL CONF. (9/21/21 - 9/24/21),398.82; EAKES INC,DEPT SUPP,513.89; ELLIOTT EQUIPMENT COMPANY INC.,DEPT SUPPLIES,16132.85;ENERGY LABORATORIES, INC DEPT 6250,SAMPLES,162;ENFORCEMENT VIDEO, LLC,CIP-PATROL CARS-PD,4955; ENVIRONMENTAL RESOURCE ASSOCIATES,CONTRACTUAL SVC,159.22;ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE INC,GIS CNTRCL SRVCS,15000;FAT BOYS TIRE AND AUTO, VEHICLE MAINT, 864.05; FEDERAL EXPRESS CORPORATION, POSTAGE, 163.44; FINDA WAY WORLD LLC,COLL.,694.86;FLOYD'S TRUCK CENTER SCOTTSBLUFF,SENSOR, DRAIN VALVE, BUSHING- UNIT #828,105.75;FRANCISCO'S BUMPER TO BUMPER INC,TOW SERVICE PD, 1490; GALLS INC, EQUIP/ UNIFORMS PD, 662.87; GRAY TELEVISION GROUP INC, CONTRACTUAL SVC,2095;GREENKEEPER COMPANY, INC,DEPT SUPP CEM,5962; HAWKINS, INC.,CHEMICALS,3459.79;HD SUPPLY FACILITIES MAINTENANCE LTD,DEPT SUP, 1165.07; HOA SOLUTIONS, INC, EQUIPMAINT, 1133.04; HONEY WAGON EXPRESS, CONTRACTUAL PARK,225;HULLINGER GLASS & LOCKS INC.,INSTALL GLASS IN SHOP BUILDING,253.8;IDEAL LAUNDRY AND CLEANERS, INC.,SHOP TOWELS, RUGS, MOPS,394.02;INGRAM LIBRARY SERVICES INC,COLL.,1545.89;INTERNAL REVENUE SERVICE,WITHHOLDINGS,68571.88;INTRALINKS, INC,CONTR.SERVICES - SEPT 2021,4866.04; INVENTIVE WIRELESS OF NE, LLC,INTERNET,35.9;JESSIE J. MARTINEZ,FACADE GRANT,4160.5;KIESEL, ROB,LAB EXPENSE - POLICE FITNESS PROGRAM,40;KITE, LANCE,SCHOOLS & CONF-PD,244;KNOW HOW LLC,HYDRAULIC FLUID FOR SHOP,4155.91; LEAGUE ASSOCIATION OF RISK MANAGEMENT,21/22 RENEWAL,724928.93; LEAGUE OF NEBRASKA MUNICIPALITIES,CONF. REGISTR & EXP (SCANLAN & RIEF),844; LEE BHM CORP,PUBLISHING,1461.68;LEXISNEXIS RISK DATA MANAGEMENT,CONSULTING-PD,100;

L-TRON CORPORATION,EQUIP MAINT-PD,65.6;M.C. SCHAFF & ASSOCIATES, INC,DEPT CNTRCL SRVCS,380;MADISON NATIONAL LIFE,LIFE INSURANCE,2618.47;MATHESON TRIGAS INC,RENT MACHINES,64.62;MATTHEW MURPHY,MEALS FOR OUT OF TOWN TRAINING/TESTING,65;MENARDS, INC,KEVLAR CABLES,146.55;IDWEST CONNECT, LLC,UB PROCESSING - SEPT 2021,2833.44;MONTELONGO JOSE,LEGAL FEES-PD,23.36;MUNIMETRIX SYSTEMS CORP,IMAGESILO - SEPT 2021,39.99;NE CHILD SUPPORT PAYMENT CENTER,NE CHILD SUPPORT PYBLE,1553.1;NE DEPT OF REVENUE,WITHHOLDINGS,35944.11;NEBRASKA INTERACTIVE, LLC,DRIVERS LIC REQ - SEPT 2021,22.5; NEBRASKA PUBLIC POWER DISTRICT, ELECTRIC, 40483.18; NEBRASKA RURAL RADIO ASSOCIATION, CONTRACTUAL SVC,325;NEBRASKA SAFETY & FIRE EQUIPEMENT INC.,EQUIP. MAIN.,802; NEBRASKA STATE TREASURER'S OFFICE,UNCLAIMED PROPERTY 2017,94.95;NEBRASKA STATEWIDE ARBORETUM,MEMBERSHIPS,130;NEBRASKALAND TIRE INC,TIRE REPAIR ON LOADER - COMPOST FACILITY,230.89;NEBRASKALAND TIRE, INC,VEH MAINT-PD,3277.05; OCLC ONLINE COMPUTER LIBRARY CENTER, INC,CONT. SRVCS.,385.72;ONE CALL CONCEPTS, INC,CONTRACTUAL,190.15;OREGON TRAIL PLUMBING, HEATING & COOLING INC,EQUIP MAINT REC,1228;ORIGINAL EQUIPMENT CORPORATION,DEPT SUPP PARK,6294; PAIGE'S POSIES,BID - CONTR.SERV - SEPT 2021,3520;PANHANDLE COOPERATIVE ASSOCIATION,FUEL,1682.12;PANHANDLE ENVIRONMENTAL SERVICES INC,SAMPLES,140; PANHANDLE REGIONAL DEVELOPMENT, INC.,WNED 2022 FY MEMBERSHIP,50; PLATTE VALLEY BANK,HEALTH SAVINGS ACCOUNT,10078.36;POSITIVE PROMOTIONS INC,DEPT SUPPL-PD,181.35;POWERPLAN,REPAIRS TO UNIT #866- COMPOST FACILITY,1293.62; PROJECT WET FOUNDATION,DEPT SUP,2813.16;PROTEX CENTRAL, INC.,BLDG MAINT-PD,320.94;QUADIENT INC,POSTAGE,1000;QUILL CORPORATION,INVEST SUPPL-PD,219.76; REAMS SPRINKLER SUPPLY CO.,DEPT SUPP CEM,556.83; REGIONAL WEST MEDICAL CENTER, CPR CARDS, 75; REGISTER OF DEEDS, LEGAL, 110; REZPLOT SYSTEM LLC, CONTRACTUAL,156.5;RICHARD CELLI,SEADOO WEAR RING REPAIR,356.53;RODRIGUEZ BROTHERS PROCESSING, LLC,LB 840 FUNDS,50000;ROHRER, JOSEPH,LAB EXPENSE - FITNESS PROG,124;S M E C,EMPLOYEE DEDUCTION,150.27;SANDBERG IMPLEMENT, INC,REPAIRS TO UNIT #838,268.91;SATUR, JACK,SCHOOLS & CONF,33;SCB FIREFIGHTERS UNION LOCAL 1454,FIRE EE DUES,300;SCB IBEW 1597 UNION DUES,SCB IBEW 1597 UNION DUES,458.18;SCOTTS BLUFF COUNTY COURT,LEGAL FEES-PD,280;SCOTTSBLUFF KIWANIS,MBRSHPS.,60;SCOTTSBLUFF MOTOR CO, INC,SWITCH FOR PICKUP,131.57; SCOTTSBLUFF POLICE OFFICERS ASSOCIATION,POLICE EE DUES,897;SCOTTSBLUFF PUB SCHOOLS,LICENSE FEES 9/30/21,12062.5;SCOTTSBLUFF SCREENPRINTING & EMBROIDERY, LLC,UNIFORMS-PD,112;SIMMONS OLSEN LAW FIRM, P.C.,CONTRACTUAL,16777.79;SIMON CONTRACTORS,CONCRETE FOR STREET REPAIR,6946.77;SIRSI CORPORATION,CONT. SRVCS.,1263.02;SNELL SERVICES INC.,GROUND MAINT PARK,812.76;SOUNDSLEEPER SECURITY INC.,FACADE GRANT,3532.88;SOUTHERN UNIFORM EQUIPMENT,UNIFORM SHIRTS- XL,721.97;SPECTRUM PHOTO,SELENA LERMA - COUNCIL PHOTO,100;SPENCER, KEVIN,SCHOOLS & CONF-PD,51;SUBWAY 6906,DEPT SUPP HR,30.38;SYMBOLARTS, LLC,UNIFORM NAME PLATES - SITTNER,53.5;TERRY D SCOTT,VEH MAINT PARK,307.15; TEXAS PNEUDRAULIC INC,JOYSTICK FOR UNIT #812,419.9;THOMPSON GLASS, INC,VEHICLE MAINT,100.5;TOYOTA MOTOR CREDIT CORPORATION,HIDTA CAR LEASE-PD,343.53;TYLER TECHNOLOGIES, INC,FEES - UB 7/1/21 - 9/30/21,3345;UNION BANK & TRUST,RETIREMENT,42144.07;UNITED STATES WELDING,WELD. SUPP - ACET.,

OXYGEN,,234.84;US BANK,GO HWY ALLOC - PLEDGE BONDS SERIES 2020,881187.5; WASSON, BRIAN,SCHOOLS & CONF-PD,244;WESTERN TRAVEL TERMINAL, LLC,VEH MAINT-PD,665;WEX BANK,FLEET DIESEL/GASOLINE,20660.2;WHITING SIGNS,FACADE GRANT,2852;WYOMING CHILD SUPPORT ENFORCEMENT,CHILD SUPPORT,738.08; YOUNG MEN'S CHRISTIAN ASSOCIATION OF SCOTTSBLUFF, NE,YMCA,765;REFUNDS, HILARIA ESPARZA GARCIA, 40.43; ALDEAN E ANDREWS, 25,70; ALVENA HUGHES, 5.95; R & K LAND CO, LLC, 9.17

Mayor McKerrigan opened the public hearing at 6:08 p.m. for the purpose of reviewing and obtaining comment on a Redevelopment Plan submitted by 26 Group, LLC for the 26 Group Fuel Station and Convenience Store-West Project.

Mr. Eric Reichert, developer, came forward and addressed Council. Mr. Reichert explained the plan for the northeast corner of 27th Street and Avenue I is to have a fuel station similar to what they have on Hwy 26; a little smaller with less fuel pumps, however. It will house a restaurant but they are not sure what that will be as of yet and they would like to scrape the lot by the end of the year.

Legal Counsel Hadenfeldt then went over the three elements for the Standards of Review. He explained the first is Conformity with Comprehensive Plan and Community Development Law. Mr. Hadenfeldt stated the memo in the packet shows that it meets this requirement. The second element, “But For” Test, has been certified that it would not be economically feasible or occur in the blighted and substandard area without the use of Tax Increment Financing. The third element is Cost-Benefit Analysis. Given the scope of the project the impact on taxing authorities is limited because the infrastructure and services are already there. The taxing authorities are still getting the base tax rate so it has limited impact on the cost analysis.

Mr. Hadenfeldt also added for the record his firm represents Mr. Reichert and his development group. There were no more comments from the public. Mayor McKerrigan closed the public hearing at 6:10 p.m.

Mayor McKerrigan opened the public hearing at 6:11 p.m. for the purpose of reviewing and obtaining comment on a Redevelopment Plan submitted by BDS3C, LLC for the Flyover Brewing Company Expansion Project.

Ms. Andrea Margheim with Flyover Brewing Company approached Council and explained they have purchased the building next to them and are expanding into it for additional dining space, private dining space, and expanded production area.

Legal Counsel Hadenfeldt again went over the three elements for the Standards of Review. The first element, Conformity with Comprehensive Plan and Community Development Law, Mr. Hadenfeldt explained does meet the criteria for which it is zoned for. The second “But For” Test has been certified that, but for this financing, the developer could not proceed with this project and third Cost-Benefit Analysis, the scope of this particular project does not create a burden on the other taxing districts; they still get the base amount and the TIF amount is generated based on the improved value over the course of ten years.

There were no more comments from the public. Mayor McKerrigan closed the public hearing at 6:13 p.m.

Mayor McKerrigan opened the public hearing at 6:14 p.m. to consider a Class CK Liquor License application from 27th Street Bro’s, LLC d/b/a Brothers 27th St. Wings and Burgers, 2621 5th Ave., Scottsbluff, NE.

Mr. Chad Leeling, liquor license manager applicant and Police Chief Kevin Spencer were present to answer questions regarding the liquor license. The following exhibits presented on behalf of the City Council were entered into record: 1) 27th Street Bro’s LLC d/b/a Brothers 27th St. Wings and Burgers

Liquor License Application; 2) City Council check list for section §53-132 cum. supp. 2016; 3) written statement of Police Chief Kevin Spencer dated October 15, 2021; 4) written statement of City Clerk dated October 18, 2021; 5) written statement of Development Services Department dated September 30, 2021.

Mr. Chad Leeling approached Council and explained that they are opening more of a restaurant than bar serving liquor, wings and burgers. He reiterated they will be focusing on the restaurant more than the alcohol.

Police Chief Kevin Spencer came forward and added he does an extensive background check on the applicant to make sure they are fit, willing and able to have a liquor license. He added he has found nothing to disqualify Mr. Leeling or his business partner and Mr. Leeling has held a liquor license since 2015. In addition, Mr. Leeling did appear before the Liquor License Investigatory Board and they recommended a positive recommendation to City Council.

Legal Counsel Hadenfeldt brought Council's attention to the Development Services Memo regarding the proximity of the restaurant to the school being within 150 ft. He added it was noted on the application and checked out that Mr. Leeling is operating more of a restaurant as opposed to a nightclub or bar scenario.

There were no comments from the public. Mayor McKerrigan closed the public hearing at 6:17 p.m.

Council Member Colwell moved, seconded by Council Member Scanlan to send a positive recommendation to the Nebraska Liquor Control Commission for 27th Street Bro's, LLC d/b/a Brothers 27th St. Wings and Burgers, Class CK Liquor License pursuant to Nebraska §53-132 (2)a, (2)b, (2)c, and (2)d, "YEAS," Lerma, Colwell, McKerrigan, Green, and Scanlan. "NAYS," None. Absent: None.

Council Member Colwell made a motion, seconded by Council Member Scanlan to adopt Resolution No. 21-10-03 approving the Redevelopment Plan submitted by 26 Group, LLC for the 26 Group Fuel Station and Convenience Store-West Project, "YEAS," McKerrigan, Green, Colwell, Scanlan, and Lerma. "NAYS," None. Absent: None.

RESOLUTION NO. 21-10-03

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

Recitals:

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.* (the "Act"), a redevelopment plan for the *26 Group Fuel Station and Convenience Store-West* project submitted by 26 Group, LLC (the "Redevelopment Plan") has been submitted to the Scottsbluff Community Redevelopment Authority ("CRA"). The Redevelopment Plan proposes to redevelop an area of the City which the City Council has declared to be blighted and substandard and in need of redevelopment. The Redevelopment Plan includes the use of tax increment financing.

b. The Redevelopment Plan has been reviewed by the Planning Commission, which found that the Redevelopment Plan conforms to the 2016 Scottsbluff Comprehensive Plan (the "Comprehensive Plan"). The Planning Commission recommended approval of the Redevelopment Plan to the CRA and City Council.

c. The Redevelopment Plan has been reviewed by the CRA, which found that the Redevelopment Plan conforms to the Comprehensive Plan, that the project as proposed in the

Redevelopment Plan would not be economically feasible or occur in the project area without tax increment financing, and that the costs and benefits of the project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services, having been analyzed by the CRA, are in the long term best interests of the community.

d. The CRA recommended approval of the Redevelopment Plan to the City Council.

e. On October 18, 2021, the City Council held a public hearing on the proposal to approve the Redevelopment Plan.

f. The City Council has reviewed and conducted a cost-benefit analysis of the Redevelopment Plan and makes the findings and recommendations as documented in writing in this Resolution.

Resolved:

1. The Redevelopment Plan is determined to be feasible and in conformity with the Comprehensive Plan and with the legislative declarations and determinations set forth in the Act.

2. The project as proposed in the Redevelopment Plan would not be economically feasible or occur in the project area without tax increment financing and the costs and benefits of the project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services, having been analyzed by the City Council, are in the long-term best interests of the community impacted by the project.

3. The City Council approves the Redevelopment Plan.

4. In accordance with NEB. REV. STAT. § 18-2147, and as proposed in the Redevelopment Plan, the City Council provides that any ad valorem tax on the Project Site as set forth in the Redevelopment Plan, for the benefit of any public body be divided for a period of 15 years after the effective date as provided in § 18-2147, which effective date shall be determined in a Redevelopment Contract entered into between the Redeveloper and the CRA. Said tax shall be divided as follows:

(a) That proportion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation (as defined in the Act) shall be paid into the funds of each such public body in the same proportion as all other taxes collected by or for the bodies;

(b) That proportion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the CRA to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, the CRA for financing or refinancing, in whole or in part, the project set forth in the Redevelopment Plan. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due have been paid, the CRA shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon taxable real property in the redevelopment project shall be paid into the funds of the respective public bodies; and

(c) Any interest and penalties due for delinquent taxes shall be paid in the funds of each public body in the same proportion as are all other taxes collected by or for the public body.

5. The Mayor and Clerk are authorized and directed to execute such documents and take such further actions as are necessary to carry out the purposes and intent of this Resolution and the Redevelopment Plan.

6. This Resolution shall become effective immediately upon its adoption.

PASSED and APPROVED on October 18, 2021.

Mayor

ATTEST:

City Clerk (Seal)

Council Member Scanlan moved, seconded by Council Member Green to adopt Resolution No. 21-10-04 approving the Redevelopment Plan submitted by BDS3C, LLC for the Flyover Brewing Company Expansion Project, “YEAS,” Colwell, Scanlan, Green, Lerma, and McKerrigan. “NAYS,” None. Absent: None.

RESOLUTION NO. 21-10-04

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

Recitals:

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.* (the “Act”), a redevelopment plan for the *Flyover Brewing Company Expansion* project submitted by BDS3C, LLC (the “Redevelopment Plan”) has been submitted to the Scottsbluff Community Redevelopment Authority (“CRA”). The Redevelopment Plan proposes to redevelop an area of the City which the City Council has declared to be blighted and substandard and in need of redevelopment. The Redevelopment Plan includes the use of tax increment financing.

b. The Redevelopment Plan has been reviewed by the Planning Commission, which found that the Redevelopment Plan conforms to the 2016 Scottsbluff Comprehensive Plan (the “Comprehensive

Plan”). The Planning Commission recommended approval of the Redevelopment Plan to the CRA and City Council.

c. The Redevelopment Plan has been reviewed by the CRA, which found that the Redevelopment Plan conforms to the Comprehensive Plan, that the project as proposed in the Redevelopment Plan would not be economically feasible or occur in the project area without tax increment financing, and that the costs and benefits of the project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services, having been analyzed by the CRA, are in the long term best interests of the community.

d. The CRA recommended approval of the Redevelopment Plan to the City Council.

e. On October 18, 2021, the City Council held a public hearing on the proposal to approve the Redevelopment Plan.

f. The City Council has reviewed and conducted a cost-benefit analysis of the Redevelopment Plan and makes the findings and recommendations as documented in writing in this Resolution.

Resolved:

3. The Redevelopment Plan is determined to be feasible and in conformity with the Comprehensive Plan and with the legislative declarations and determinations set forth in the Act.

4. The project as proposed in the Redevelopment Plan would not be economically feasible or occur in the project area without tax increment financing and the costs and benefits of the project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services, having been analyzed by the City Council, are in the long-term best interests of the community impacted by the project.

3. The City Council approves the Redevelopment Plan.

4. In accordance with NEB. REV. STAT. § 18-2147, and as proposed in the Redevelopment Plan, the City Council provides that any ad valorem tax on the Project Site as set forth in the Redevelopment Plan, for the benefit of any public body be divided for a period of 15 years after the effective date as provided in § 18-2147, which effective date shall be determined in a Redevelopment Contract entered into between the Redeveloper and the CRA. Said tax shall be divided as follows:

(a) That proportion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation (as defined in the Act) shall be paid into the funds of each such public body in the same proportion as all other taxes collected by or for the bodies;

(b) That proportion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the CRA to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, the CRA for financing or refinancing, in whole or in part, the project set

forth in the Redevelopment Plan. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due have been paid, the CRA shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon taxable real property in the redevelopment project shall be paid into the funds of the respective public bodies; and

(c) Any interest and penalties due for delinquent taxes shall be paid in the funds of each public body in the same proportion as are all other taxes collected by or for the public body.

5. The Mayor and Clerk are authorized and directed to execute such documents and take such further actions as are necessary to carry out the purposes and intent of this Resolution and the Redevelopment Plan.

7. This Resolution shall become effective immediately upon its adoption.

PASSED and APPROVED on October 18, 2021.

Mayor

ATTEST:

City Clerk (Seal)

Mr. Zachary Glaubius, Planning Administrator, approached Council regarding taking action on a Resolution adopting the North Platte Natural Resources District Multi-Jurisdictional Hazard Mitigation Plan Update. Mr. Glaubius explained the update is part of a five year plan; the last time this was completed was in 2016. In addition it is required by FEMA and is something the North Platte NRD coordinates with all of its jurisdictions. The City of Scottsbluff has a team of himself and four others who have worked on getting this updated, coordinated by Leann Sato, Stormwater Specialist. Part of the requirement is to get the Resolution adopted by Council.

Council Member Colwell asked if there were any changes since last time. Mr. Glaubius stated there are some, but nothing that is noteworthy; it lists the priorities that have been removed and lists in different sections the updated items within the document.

Council Member Scanlan moved, seconded by Council Member Lerma to approve Resolution No. 21-10-05 adopting the North Platte Natural Resources District Multi-Jurisdictional Hazard Mitigation Plan Update, "YEAS," Green, Lerma, Scanlan, McKerrigan, and Colwell. "NAYS," None. Absent: None.

RESOLUTION NUMBER 21-10-05

WHEREAS, the Federal Disaster Mitigation Act of 2000 was signed in to law on October 30, 2000, placing new emphasis on state and local mitigation planning for natural hazards and requiring communities to adopt a hazard mitigation action plan to be eligible for pre-disaster and post-disaster federal funding for mitigation purposes; and

WHEREAS, a Multi-Jurisdictional Hazard Mitigation Plan was prepared by the North Platte Natural Resources District, with assistance from JEO Consulting Group, Inc.

WHEREAS, the purpose of the mitigation plan was to lessen the effects of disasters by increasing the disaster resistance of the counties and participating jurisdictions located within the planning boundary by identifying the hazards that affect City of Scottsbluff and prioritize mitigation strategies to reduce potential loss of life and property damage from those hazards, and

WHEREAS, FEMA regulations require documentation that the plan has been formally adopted by the governing body of the City of Scottsbluff in the form of a resolution and further requesting approval of the plan at the Federal Level; and

NOW, THEREFORE, the governing body of City of Scottsbluff does herewith adopt the most recent and FEMA approved version of the North Platte NRD Multi-Jurisdictional Hazard Mitigation Plan Update in its entirety; and

PASSED AND APPROVED this 18th day of October, 2021.

Mayor

ATTEST:

Clerk

Council introduced the Ordinance amending Chapter 25, Article 2 of the Municipal Code to revise the definition of Family in Section 40 for the purpose of zoning and was read by title on second reading: **AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA, AMENDING CHAPTER 25, ARTICLE 2, SECTION 40 OF THE SCOTTSBLUFF MUNICIPAL CODE REGARDING THE DEFINITION OF FAMILY, PROVIDING FOR AN EFFECTIVE DATE AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.**

Planning Administrator Glaubius came forward and added staff recommends the waiving of the third reading of the Ordinance; the purpose of the change is to reduce legal liability from our current definition of family.

Council Member Lerma moved that the statutory rule regarding the Ordinance amending Chapter 25, Article 2 of the Municipal Code to revise the definition of Family in Section 40 for the purpose of zoning to be read by title on three different days be suspended. Council Member Scanlan seconded the motion, “YEAS,” Lerma, Colwell, McKerrigan, and Scanlan. “NAYS,” Green. Absent: None.

Council Member Lerma made a motion, seconded by Council Member Scanlan to adopt Ordinance No. 4264 amending Chapter 25, Article 2 of the Municipal Code to revise the definition of Family in Section 40 for the purpose of zoning, “YEAS,” McKerrigna, Colwell, Scanlan, and Lerma. “NAYS,” Green. Absent: None.

Mr. Dave Hoxworth, Activities Director for Scottsbluff High School approached Council regarding a request for a sponsorship commitment from the City for the Class B Girls State Golf Championships that are being held in Scottsbluff and Gering. Mr. Hoxworth explained he is part of the Girls State Golf Championships Host Committee that has made this happen for the communities. He added this is the second year the community was able to hold the tournament in the area. Last year the tournament was held in Gering, this year in Scottsbluff and next year in Gering. He stated the last NSAA State Championship held in this area was in 1978 and commented to bring another NSAA State Championship back to this area is a pretty special thing. The requested funds of \$6,000 (\$2,000 for each year) are to be used for the NSAA staff for travel and accommodations. They also provide gift bags to the players that qualify for the championships. He added the range of players that qualify to be around 75 to 85 girls and explained this brings many people to our area that stay in hotels and eat in our restaurants.

Council Member Colwell moved, seconded by Council Member Scanlan to approve the request from Scottsbluff-Gering Girls State Golf Championship Host Committee for a sponsorship commitment from the City for the Class B Girls State Golf Championships, “YEAS,” Green, Lerma, Scanlan, McKerrigan, and Colwell. “NAYS,” None. Absent: None.

City Manager Rief presented the Façade Improvement Grant from Amila’s Decorations located at 615 East Overland Drive. Mr. Rief explained this grant went before the Community Redevelopment Authority (CRA) and received a positive recommendation to the City Council for approval. He added the grant is for \$5,700; this will leave approximately \$100,000 in the fund to award until the end of the year. Council Member Colwell made a motion, seconded by Council Member Scanlan to approve the City of Scottsbluff Façade Improvement Grant to Amila’s Decorations, “YEAS,” Scanlan, McKerrigan, Lerma, Colwell, and Green. “NAYS,” None. Absent: None.

There were no meetings attended to be reported by Council under Council Reports.

Council Member Colwell moved, seconded by Council Member Lerma to adjourn the meeting at 6:34 p.m., “YEAS,” Lerma, Colwell, McKerrigan, Green, and Scanlan. “NAYS,” None. Absent: None.

Mayor

Attest:

City Clerk

City of Scottsbluff, Nebraska

Monday, November 1, 2021

Regular Meeting

Item Consent2

Council to set a public hearing for November 15, 2021 to consider making a recommendation to the Nebraska Liquor Control Commission regarding a Class I Liquor License from Pocu, Inc. d/b/a Wonderful House, 829 Ferdinand Plaza, Scottsbluff, NE.

Staff Contact: Kim Wright, City Clerk

City of Scottsbluff, Nebraska

Monday, November 1, 2021

Regular Meeting

Item Consent3

Council to acknowledge receipt of a sewer claim from Micah and Lori Browning at 3517 Spruce Drive, Scottsbluff, NE. Council will withdraw and take no action on the claim.

Staff Contact: Kim Wright, City Clerk

City of Scottsbluff
CITIZEN INCIDENT REPORT

All tort claims under the Political Subdivisions Tort Claims Act and [sections 16-727, 16-728, 23-175, 39-809, and 79-610](#) shall be filed with the clerk, secretary, or other official whose duty it is to maintain the official records of the political subdivision, or the governing body of a political subdivision may provide that such claims may be filed with the duly constituted law department of such subdivision. It shall be the duty of the official with whom the claim is filed to present the claim to the governing body. All such claims shall be in writing and shall set forth the time and place of the occurrence giving rise to the claim and such other facts pertinent to the claim as are known to the claimant.

Date: 10/20/21
Date and location of Incident: 3517 Spruce Drive Scottsbluff
Claimant Name: Dwain Phone: 858-735-4484
Address: 3517 Spruce Dr. City: Scottsbluff State and Zip: NE 69361
City Department Contact: _____

Narrative of what happened: On May 14, 2021, the city main sewer line was plugged. This resulted in the basement of our home flooding.

Estimated amount of damages \$ 2498.29 (attach estimates)

Attachments: Photos: _____ ^{Bills} Estimates: ☒ Medical Bills: _____

Witnesses: Steve Hessler Contact Information: 631-6523

Citizen insurance information: _____

Reported by (city staff): _____

Received Date: _____

Signature of Claimant(s): [Signature]

SUBMIT TO: KIM WRIGHT, CITY CLERK, CITY OF SCOTTSBLUFF
2525 CIRCLE DRIVE, SCOTTSBLUFF, NE 69361

Budge-It Drain Service
PO Box 746
Scottsbluff, NE 69361
308-631-6523
hess7wonders@gmail.com

Invoice 10660

BILL TO
Micah Browning
3517 Spruce Dr
Scottbluff, NE 69361

DATE
05/14/2021

PLEASE PAY
\$690.20

DUE DATE
06/01/2021

ACTIVITY	QTY	RATE	AMOUNT
Pulled basement toilet and augured main line 135' to City sewer. Couldn't get water to go down. Called City and they came and pulled manhole and determined city main was plugged. City jetted line up stream and cleared blockage. Water went down in basement. Reset toilet.			
Labor Labor, After Hours	3.50	120.00	420.00
Labor Reset toilet	1	35.00	35.00
Labor: Main Sewer Main Sewer	1	225.00	225.00
Late fee 1.5% - Applied on Jul 16, 2021			10.20

TOTAL DUE

\$690.20

THANK YOU.

Rich Wayman

Consolidated Services, Inc.
1224 Broadway
Scottsbluff, NE 69361

INVOICE

DATE	Invoice Number
9/3/2021	19170

micahbw5@yahoo.com

CUSTOMER
Micah Browning 3517 Spruce Drive Scottsbluff, NE 69361

TERMS	JOB NUMBER
Due on receipt	2155

DISCRIPTION	RATE		QUANTITY	AMOUNT
Re: Job # 2155 Sewage Loss -- Emergency Services - taxable per attachment Sewage Loss - Emergency Services - nontaxable per attachment Thank you for calling Consolidated Services, Inc Note: Items to address -- Room 1 (carpet left in place "should be replaced due to sewer backup")	1,603.71 92.12			1,603.71 92.12

WE ACCEPT VISA AND MASTER CARD PAYMENTS.

(A 2.7% convenience fee will be applied)

Interest of 1 1/2% per month (18% annual) will be
charged on all PAST DUE balances

Total	\$1,695.83
Sales Tax (7.0%)	\$112.26
Total Due	\$1,808.09
Payments/Credits	\$0.00
Balance Due	\$1,808.09

Consolidated Services INC.

1224 Broadway
Scottsbluff, NE 69361

Home: (715) 218-6006

Client: Micah Browning- Mitigation
Property: 3517 Spruce Drive
Scottsbluff, NE 69361

Operator: CONSOLID

Type of Estimate: Water Damage
Date Entered: 8/23/2021

Date Assigned:

Price List: NESC8X_AUG21
Labor Efficiency: Restoration/Service/Remodel
Estimate: BROWNING

*See note
on computer*

Consolidated Services INC.

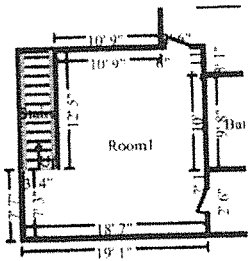
1224 Broadway
Scottsbluff, NE 69361

BROWNING

Main Level

Main Level

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Air mover (per 24 hour period) - No monitoring 4 days x 3 fans = fan days	12.00 EA	0.00	24.75	20.79	317.79
Total Fan Days = 12					
2. Dehumidifier (per 24 hour period) - No monitoring 4 days x 1 dehumidifiers = 4	4.00 EA	0.00	51.00	14.28	218.28
4 total Dehumidifiers days					
3. Equipment setup, take down, and monitoring (hourly charge)	3.00 HR	0.00	45.04	9.46	144.58
Total: Main Level				44.53	680.65



Room 1

Height: 8'

582.67 SF Walls
902.58 SF Walls & Ceiling
35.55 SY Flooring
72.83 LF Ceil. Perimeter

319.92 SF Ceiling
319.92 SF Floor
72.83 LF Floor Perimeter

Missing Wall

3' 4" X 8'

Opens into STAIRS

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
5. Water extraction from carpeted floor - Category 3 water	319.92 SF	0.00	1.22	27.32	417.62
6. Lift carpet for drying	319.92 SF	0.00	0.36	8.06	123.23
7. Apply anti-microbial agent to the floor	319.92 SF	0.00	0.24	6.09	82.87
8. Tear out wet carpet pad and bag for disposal partial Pad Removal 5'x10'	50.00 SF	0.51	0.00	0.21	25.71
9. Contents - move out then reset	1.00 EA	0.00	48.34	0.00	48.34
11. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall 5' Flood Cut	5.00 LF	3.33	0.00	0.12	16.77
12. Baseboard - Detach	25.00 LF	0.00	1.11	1.94	29.69
Totals: Room 1				43.74	744.23

9/2/2021

Page: 2

BROWNING

Scottsbluff

Regular Meeting - 11/1/2021

Page 23 / 116

Consolidated Services INC.

1224 Broadway
Scottsbluff, NE 69361

Grand Total Areas:

2,053.95 SF Walls	724.96 SF Ceiling	2,778.91 SF Walls and Ceiling
757.03 SF Floor	84.11 SY Flooring	247.46 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	242.85 LF Ceil. Perimeter
757.03 Floor Area	787.83 Total Area	1,644.60 Interior Wall Area
1,014.68 Exterior Wall Area	112.74 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

Consolidated Services INC.

1224 Broadway
Scottsbluff, NE 69361

Summary

Line Item Total	1,694.07
Material Sales Tax	0.33
Cln Mat Sales Tax	1.43
	1,695.83
Subtotal	112.26
Cleaning Total Tax	
	\$1,808.09
Replacement Cost Value	\$1,808.09
Net Claim	

Consolidated Services INC.

1224 Broadway
Scottsbluff, NE 69361

Recap of Taxes

	Material Sales Tax (7%)	Cln Mat Sales Tax (7%)	Cleaning Total Tax (7%)	Storage Rental Tax (7%)
Line Items	0.33	1.43	112.26	0.00
Total	0.33	1.43	112.26	0.00

Consolidated Services INC.

1224 Broadway
Scottsbluff, NE 69361

Recap by Room

Estimate: BROWNING

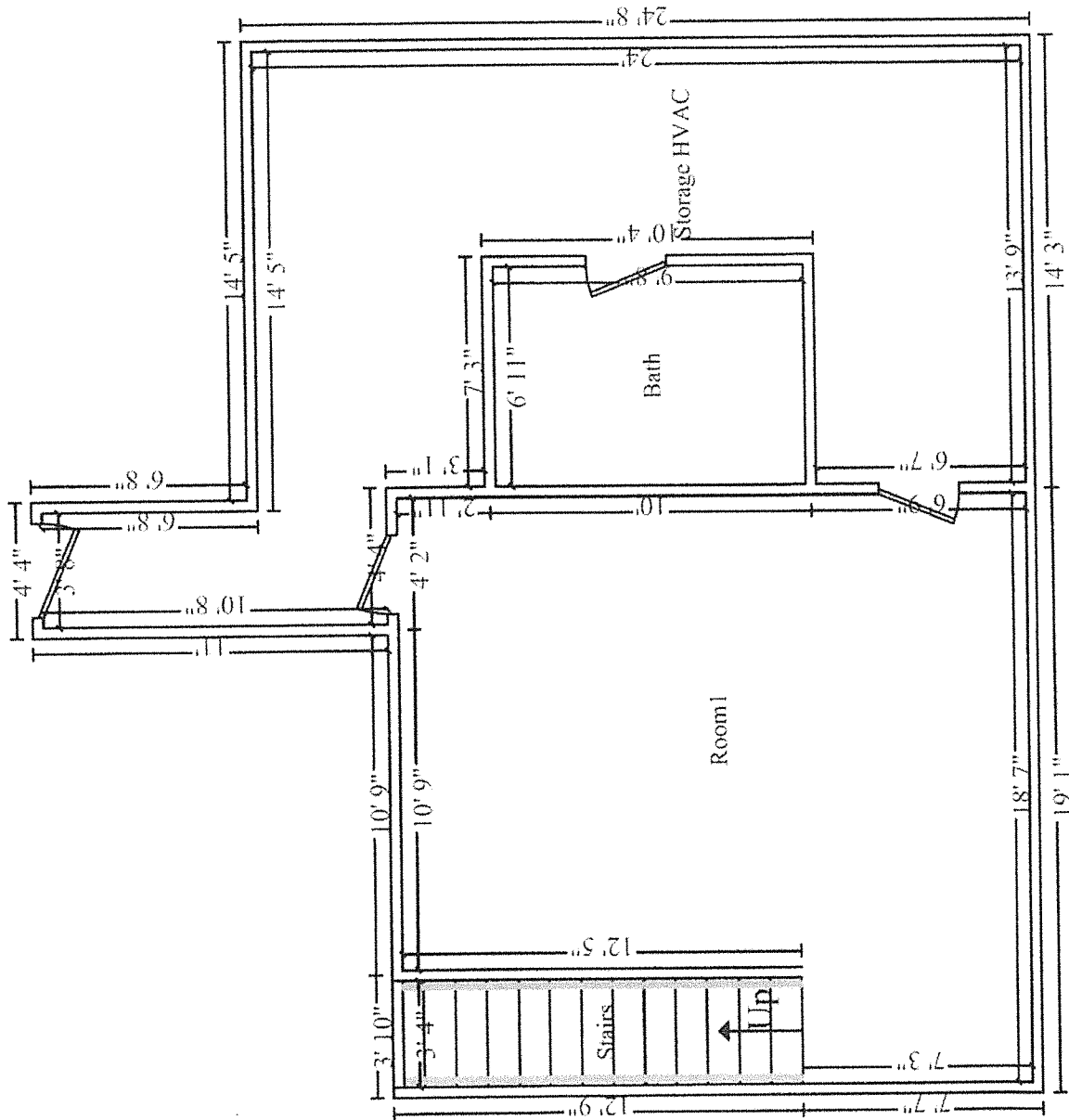
Area: Main Level	636.12	37.55%
Room1	700.49	41.35%
Storage HVAC	290.83	17.17%
Bath	65.53	3.87%
Area Subtotal: Main Level	1,692.97	99.94%
Labor Minimums Applied	1.10	0.06%
Subtotal of Areas	1,694.07	100.00%
Total	1,694.07	100.00%

Consolidated Services INC.

1224 Broadway
Scottsbluff, NE 69361

Recap by Category

Items	Total	%
CONTENT MANIPULATION	48.34	2.67%
GENERAL DEMOLITION	42.15	2.33%
LABOR ONLY	1.10	0.06%
WATER EXTRACTION & REMEDIATION	1,602.48	88.63%
Subtotal	1,694.07	93.69%
Material Sales Tax	0.33	0.02%
Cln Mat Sales Tax	1.43	0.08%
Cleaning Total Tax	112.26	6.21%
Total	1,808.09	100.00%



9/2/2021 Page: 9

City of Scottsbluff, Nebraska

Monday, November 1, 2021

Regular Meeting

Item Claims1

Council to consider and take action on claims of the City.

Staff Contact: Liz Loutzenhiser, Finance Director



City of Scottsbluff, NE

Expense Approval Report

By Vendor Name

Post Dates 9/30/2021 - 11/1/2021

Description (Payable)	Account Name	Amount
Vendor: 10123 - 26 GROUP, LLC		
Fund: 321 - TIF PROJECTS		
TIF BOND PAYMENT	DEBT SVC (INT) - TIF	21,383.79
Fund 321 - TIF PROJECTS Total:		21,383.79
Vendor 10123 - 26 GROUP, LLC Total:		21,383.79
Vendor: 00743 - 3M COMPANY		
Fund: 212 - TRANSPORTATION		
WHITE PAVEMENT MARKING T...	STREET REPAIR SUPPLIES	633.35
Fund 212 - TRANSPORTATION Total:		633.35
Vendor 00743 - 3M COMPANY Total:		633.35
Vendor: 06068 - AHLERS BAKING INC		
Fund: 111 - GENERAL		
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	59.97
Fund 111 - GENERAL Total:		59.97
Vendor 06068 - AHLERS BAKING INC Total:		59.97
Vendor: 03711 - AMAZON.COM HEADQUARTERS		
Fund: 111 - GENERAL		
Misc.	DEPARTMENT SUPPLIES	61.02
Misc.	DEPARTMENT SUPPLIES	1,053.62
Misc.	COLLECTIONS	556.36
Misc.	PROGRAMMING	140.52
Fund 111 - GENERAL Total:		1,811.52
Fund: 721 - GIS SERVICES		
DEPT SUPP GIS	DEPARTMENT SUPPLIES	52.48
Fund 721 - GIS SERVICES Total:		52.48
Vendor 03711 - AMAZON.COM HEADQUARTERS Total:		1,864.00
Vendor: 00382 - AMERICAN WATER WORKS ASSOCIATION		
Fund: 641 - WATER		
MEMBERSHIPS	MEMBERSHIPS	216.00
Fund 641 - WATER Total:		216.00
Vendor 00382 - AMERICAN WATER WORKS ASSOCIATION Total:		216.00
Vendor: 02118 - ANITA'S GREENSCAPING INC		
Fund: 111 - GENERAL		
Equip. Main.	EQUIPMENT MAINTENANCE	265.00
Fund 111 - GENERAL Total:		265.00
Vendor 02118 - ANITA'S GREENSCAPING INC Total:		265.00
Vendor: 09716 - BLACK HILLS GAS DISTRIBUTION LLC		
Fund: 111 - GENERAL		
Monthly Energy Bill	HEATING FUEL	93.89
Monthly Energy Bill	HEATING FUEL	39.95
Monthly Energy Bill	HEATING FUEL	24.76
Monthly Energy Bill	HEATING FUEL	39.96
Monthly Energy Bill	HEATING FUEL	131.90
Monthly Energy Bill	HEATING FUEL	190.03
Monthly Energy Bill	HEATING FUEL	26.49
Fund 111 - GENERAL Total:		546.98
Fund: 212 - TRANSPORTATION		
Monthly Energy Bill	HEATING FUEL	151.80

Expense Approval Report

Post Dates: 9/30/2021 - 11/1/2021

Description (Payable)	Account Name	Amount
Monthly Energy Bill	HEATING FUEL	24.76
Fund 212 - TRANSPORTATION Total:		176.56
Fund: 621 - ENVIRONMENTAL SERVICES		
Monthly Energy Bill	HEATING FUEL	93.32
Fund 621 - ENVIRONMENTAL SERVICES Total:		93.32
Fund: 641 - WATER		
Monthly Energy Bill	HEATING FUEL	100.88
Fund 641 - WATER Total:		100.88
Vendor 09716 - BLACK HILLS GAS DISTRIBUTION LLC Total:		917.74
Vendor: 00405 - BLUFFS FACILITY SOLUTIONS		
Fund: 111 - GENERAL		
JANITORIAL SUPP PARK	JANITORIAL SUPPLIES	60.75
JANITORAIL SUPP PARK	JANITORIAL SUPPLIES	74.00
Jan. Sup.	JANITORIAL SUPPLIES	138.94
Fund 111 - GENERAL Total:		273.69
Fund: 212 - TRANSPORTATION		
SUPP - HAND TOWELS	DEPARTMENT SUPPLIES	234.39
Fund 212 - TRANSPORTATION Total:		234.39
Fund: 621 - ENVIRONMENTAL SERVICES		
DEPT SUPPLIES	DEPARTMENT SUPPLIES	17.67
Fund 621 - ENVIRONMENTAL SERVICES Total:		17.67
Fund: 631 - WASTEWATER		
DEPT SUP	DEPARTMENT SUPPLIES	17.67
Fund 631 - WASTEWATER Total:		17.67
Vendor 00405 - BLUFFS FACILITY SOLUTIONS Total:		543.42
Vendor: 02103 - BRODART CO		
Fund: 111 - GENERAL		
Dep. Sup.	DEPARTMENT SUPPLIES	262.33
Dep. Sup.	DEPARTMENT SUPPLIES	59.15
Fund 111 - GENERAL Total:		321.48
Vendor 02103 - BRODART CO Total:		321.48
Vendor: 04893 - BROWN'S SHOE FIT, CO.		
Fund: 641 - WATER		
UNIFORMS & CLOTHING	UNIFORMS & CLOTHING	171.20
UNIFORMS & CLOTHING	UNIFORMS & CLOTHING	186.45
Fund 641 - WATER Total:		357.65
Vendor 04893 - BROWN'S SHOE FIT, CO. Total:		357.65
Vendor: 00735 - CAPITAL BUSINESS SYSTEMS INC.		
Fund: 111 - GENERAL		
Cont. Svcs.	CONTRACTUAL SERVICES	150.09
Fund 111 - GENERAL Total:		150.09
Vendor 00735 - CAPITAL BUSINESS SYSTEMS INC. Total:		150.09
Vendor: 00055 - CARR- TRUMBULL LUMBER CO, INC.		
Fund: 212 - TRANSPORTATION		
SUPP - SPRAY PAINT	DEPARTMENT SUPPLIES	7.18
Fund 212 - TRANSPORTATION Total:		7.18
Vendor 00055 - CARR- TRUMBULL LUMBER CO, INC. Total:		7.18
Vendor: 10299 - CASPER MFG, INC		
Fund: 212 - TRANSPORTATION		
CYLINDER FOR D. TRUCK	VEHICLE MAINTENANCE	1,676.90
Fund 212 - TRANSPORTATION Total:		1,676.90
Vendor 10299 - CASPER MFG, INC Total:		1,676.90

Expense Approval Report

Post Dates: 9/30/2021 - 11/1/2021

Description (Payable)	Account Name	Amount
Vendor: 07911 - CELLCO PARTNERSHIP		
Fund: 111 - GENERAL		
OCTOBER CELLULAR PHONE AN...	CELLULAR PHONE	323.82
CELL PHONES-PD	PHONE & INTERNET	1,369.16
	Fund 111 - GENERAL Total:	1,692.98
	Vendor 07911 - CELLCO PARTNERSHIP Total:	1,692.98
Vendor: 02396 - CITIBANK N.A.		
Fund: 111 - GENERAL		
DEPT SUPP PARK	DEPARTMENT SUPPLIES	145.66
HDMI TO DISPLAY PORT ADAPT...	DEPARTMENT SUPPLIES	48.99
	Fund 111 - GENERAL Total:	194.65
Fund: 212 - TRANSPORTATION		
SUPP - INK	DEPARTMENT SUPPLIES	40.98
	Fund 212 - TRANSPORTATION Total:	40.98
Fund: 621 - ENVIRONMENTAL SERVICES		
DEPT SUPPLIES	DEPARTMENT SUPPLIES	89.98
DEPT SUPPLIES	DEPARTMENT SUPPLIES	460.80
	Fund 621 - ENVIRONMENTAL SERVICES Total:	550.78
Fund: 631 - WASTEWATER		
DEPT SUP	DEPARTMENT SUPPLIES	460.79
	Fund 631 - WASTEWATER Total:	460.79
	Vendor 02396 - CITIBANK N.A. Total:	1,247.20
Vendor: 00484 - CITY OF GERING		
Fund: 111 - GENERAL		
GROUND MAINT PARK	GROUNDS MAINTENANCE	13.00
	Fund 111 - GENERAL Total:	13.00
Fund: 661 - STORMWATER		
INTERLOCAL WATER RESOURCE ..	CONTRACTUAL SERVICES	1,750.00
	Fund 661 - STORMWATER Total:	1,750.00
	Vendor 00484 - CITY OF GERING Total:	1,763.00
Vendor: 09824 - CORE & MAIN LP		
Fund: 641 - WATER		
METERS	METERS	-2,004.50
METERS	METERS	-425.38
METERS	METERS	-106.34
DEPT SUP	DEPARTMENT SUPPLIES	1,867.61
DEPT SUP	DEPARTMENT SUPPLIES	2,431.04
	Fund 641 - WATER Total:	1,762.43
	Vendor 09824 - CORE & MAIN LP Total:	1,762.43
Vendor: 00406 - CRESCENT ELECT. SUPPLY COMP INC		
Fund: 212 - TRANSPORTATION		
SUPP - CLEAR, GREEN, BLUE BU...	DEPARTMENT SUPPLIES	676.45
	Fund 212 - TRANSPORTATION Total:	676.45
	Vendor 00406 - CRESCENT ELECT. SUPPLY COMP INC Total:	676.45
Vendor: 09767 - CROELL INC		
Fund: 212 - TRANSPORTATION		
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE	423.50
	Fund 212 - TRANSPORTATION Total:	423.50
	Vendor 09767 - CROELL INC Total:	423.50
Vendor: 07519 - DALE FOOTE		
Fund: 212 - TRANSPORTATION		
REIMBURSEMENT FOR CDL	MISCELLANEOUS	59.50
	Fund 212 - TRANSPORTATION Total:	59.50
	Vendor 07519 - DALE FOOTE Total:	59.50

Expense Approval Report

Post Dates: 9/30/2021 - 11/1/2021

Description (Payable)	Account Name	Amount
Vendor: 03321 - DALE'S TIRE & RETREADING, INC.		
Fund: 111 - GENERAL		
REPLACE REAR TIRES- RESCUE 1	VEHICLE MAINTENANCE	1,602.28
Fund 111 - GENERAL Total:		1,602.28
Fund: 621 - ENVIRONMENTAL SERVICES		
VEHICLE MTNC	VEHICLE MAINTENANCE	38.00
VEHICLE MTNC	VEHICLE MAINTENANCE	1,014.84
EQUIP MTNC	EQUIPMENT MAINTENANCE	157.57
VEHICLE MTNC	VEHICLE MAINTENANCE	1,554.80
Fund 621 - ENVIRONMENTAL SERVICES Total:		2,765.21
Fund: 641 - WATER		
VEHICLE MAINT	VEHICLE MAINTENANCE	25.50
Fund 641 - WATER Total:		25.50
Vendor 03321 - DALE'S TIRE & RETREADING, INC. Total:		4,392.99
Vendor: 00404 - DAS STATE ACCOUNTING-CENTRAL FINANCE		
Fund: 111 - GENERAL		
Monthly Long Distance	PHONE & INTERNET	5.30
Monthly Long Distance	PHONE & INTERNET	2.09
Monthly Long Distance	PHONE & INTERNET	0.78
Monthly Long Distance	PHONE & INTERNET	0.81
Monthly Long Distance	PHONE & INTERNET	6.92
Monthly Long Distance	PHONE & INTERNET	9.15
Monthly Long Distance	PHONE & INTERNET	38.20
Monthly Long Distance	PHONE & INTERNET	10.51
Monthly Long Distance	PHONE & INTERNET	2.35
Monthly Long Distance	PHONE & INTERNET	2.35
Fund 111 - GENERAL Total:		78.46
Fund: 212 - TRANSPORTATION		
Monthly Long Distance	PHONE & INTERNET	6.74
Monthly Long Distance	PHONE & INTERNET	0.47
Fund 212 - TRANSPORTATION Total:		7.21
Fund: 213 - CEMETERY		
Monthly Long Distance	PHONE & INTERNET	2.82
Fund 213 - CEMETERY Total:		2.82
Fund: 224 - ECONOMIC DEVELOPMENT		
Monthly Long Distance	PHONE & INTERNET	2.43
Fund 224 - ECONOMIC DEVELOPMENT Total:		2.43
Fund: 621 - ENVIRONMENTAL SERVICES		
Monthly Long Distance	PHONE & INTERNET	4.69
Fund 621 - ENVIRONMENTAL SERVICES Total:		4.69
Fund: 631 - WASTEWATER		
Monthly Long Distance	PHONE & INTERNET	1.89
Fund 631 - WASTEWATER Total:		1.89
Fund: 641 - WATER		
Monthly Long Distance	PHONE & INTERNET	4.15
Fund 641 - WATER Total:		4.15
Fund: 661 - STORMWATER		
Monthly Long Distance	PHONE & INTERNET	7.92
Fund 661 - STORMWATER Total:		7.92
Fund: 721 - GIS SERVICES		
Monthly Long Distance	PHONE & INTERNET	0.55
Fund 721 - GIS SERVICES Total:		0.55
Vendor 00404 - DAS STATE ACCOUNTING-CENTRAL FINANCE Total:		110.12
Vendor: 07421 - DUANE E. WOHLERS		
Fund: 621 - ENVIRONMENTAL SERVICES		
DISPOSAL FEES	DISPOSAL FEES	800.00

Expense Approval Report

Post Dates: 9/30/2021 - 11/1/2021

Description (Payable)	Account Name	Amount
DISPOSAL FEES	EQUIPMENT MAINTENANCE	343.64
DISPOSAL FEES	DISPOSAL FEES	800.00
Fund 621 - ENVIRONMENTAL SERVICES Total:		1,943.64
Vendor 07421 - DUANE E. WOHLERS Total:		1,943.64
Vendor: 01617 - DYNA-TECH ELECTRIC INC		
Fund: 111 - GENERAL		
BLDG MAINT-PD	BUILDING MAINTENANCE	755.00
BLDG MAINT-PD	BUILDING MAINTENANCE	755.00
Fund 111 - GENERAL Total:		1,510.00
Vendor 01617 - DYNA-TECH ELECTRIC INC Total:		1,510.00
Vendor: 10279 - EAKES INC		
Fund: 111 - GENERAL		
DEPT SUPP ADM	DEPARTMENT SUPPLIES	39.96
DEPT SUPP ADM	DEPARTMENT SUPPLIES	24.19
Dep. Sup.	DEPARTMENT SUPPLIES	163.91
Fund 111 - GENERAL Total:		228.06
Vendor 10279 - EAKES INC Total:		228.06
Vendor: 01003 - ELLIOTT EQUIPMENT COMPANY INC.		
Fund: 621 - ENVIRONMENTAL SERVICES		
VEHICLE MTNC	VEHICLE MAINTENANCE	388.19
Fund 621 - ENVIRONMENTAL SERVICES Total:		388.19
Vendor 01003 - ELLIOTT EQUIPMENT COMPANY INC. Total:		388.19
Vendor: 03950 - ENERGY LABORATORIES, INC DEPT 6250		
Fund: 641 - WATER		
SAMPLES	SAMPLES	162.00
Fund 641 - WATER Total:		162.00
Vendor 03950 - ENERGY LABORATORIES, INC DEPT 6250 Total:		162.00
Vendor: 09927 - FARMERS STATE BANK		
Fund: 321 - TIF PROJECTS		
TIF BOND PAYMENT	DEBT SVC(PRINC) - TIF	65,222.97
TIF BOND PAYMENT	DEBT SVC (INT) - TIF	26,187.30
Fund 321 - TIF PROJECTS Total:		91,410.27
Vendor 09927 - FARMERS STATE BANK Total:		91,410.27
Vendor: 02460 - FASTENAL COMPANY		
Fund: 111 - GENERAL		
DEPT SUPP PARK	DEPARTMENT SUPPLIES	23.87
Fund 111 - GENERAL Total:		23.87
Vendor 02460 - FASTENAL COMPANY Total:		23.87
Vendor: 00548 - FEDERAL EXPRESS CORPORATION		
Fund: 631 - WASTEWATER		
POSTAGE	POSTAGE	28.10
Fund 631 - WASTEWATER Total:		28.10
Fund: 641 - WATER		
POSTAGE	POSTAGE	174.98
POSTAGE	POSTAGE	206.69
Fund 641 - WATER Total:		381.67
Vendor 00548 - FEDERAL EXPRESS CORPORATION Total:		409.77
Vendor: 10035 - FINDAWAY WORLD LLC		
Fund: 111 - GENERAL		
Coll.	COLLECTIONS	44.99
Fund 111 - GENERAL Total:		44.99
Vendor 10035 - FINDAWAY WORLD LLC Total:		44.99

Expense Approval Report

Post Dates: 9/30/2021 - 11/1/2021

Description (Payable)	Account Name	Amount
Vendor: 00794 - FLOYD'S TRUCK CENTER SCOTTSBLUFF		
Fund: 212 - TRANSPORTATION		
CLAMP FOR DUMP TRUCK	VEHICLE MAINTENANCE	11.81
GASKET FOR DUMP TRUCK	VEHICLE MAINTENANCE	9.91
Fund 212 - TRANSPORTATION Total:		21.72
Fund: 621 - ENVIRONMENTAL SERVICES		
VEHICLE MTNC	VEHICLE MAINTENANCE	26.19
VEHICLE MTNC	VEHICLE MAINTENANCE	1,692.13
VEHICLE MTNC	VEHICLE MAINTENANCE	-215.63
Fund 621 - ENVIRONMENTAL SERVICES Total:		1,502.69
Vendor 00794 - FLOYD'S TRUCK CENTER SCOTTSBLUFF Total:		1,524.41
Vendor: 00060 - FRANCISCO'S BUMPER TO BUMPER INC		
Fund: 111 - GENERAL		
TOW SERVICE-PD	CONTRACTUAL SERVICES	170.00
TOW SERVICE-PD	CONTRACTUAL SERVICES	220.00
TOW SERVICE-PD	CONTRACTUAL SERVICES	170.00
Fund 111 - GENERAL Total:		560.00
Vendor 00060 - FRANCISCO'S BUMPER TO BUMPER INC Total:		560.00
Vendor: 00887 - FYR-TEK INC		
Fund: 111 - GENERAL		
DRAEGER DUAL LINE RIT PACK- ... DEPARTMENT SUPPLIES		1,343.75
Fund 111 - GENERAL Total:		1,343.75
Vendor 00887 - FYR-TEK INC Total:		1,343.75
Vendor: 00016 - GARTON, LYNN		
Fund: 631 - WASTEWATER		
SCHOOLS & CONF	SCHOOL & CONFERENCE	155.00
Fund 631 - WASTEWATER Total:		155.00
Vendor 00016 - GARTON, LYNN Total:		155.00
Vendor: 04371 - HAWKINS, INC.		
Fund: 641 - WATER		
CHEMICALS	CHEMICALS	1,797.66
Fund 641 - WATER Total:		1,797.66
Vendor 04371 - HAWKINS, INC. Total:		1,797.66
Vendor: 05667 - HOA SOLUTIONS, INC		
Fund: 631 - WASTEWATER		
EQUIP MAINT	EQUIPMENT MAINTENANCE	1,094.41
Fund 631 - WASTEWATER Total:		1,094.41
Vendor 05667 - HOA SOLUTIONS, INC Total:		1,094.41
Vendor: 00299 - HULLINGER GLASS & LOCKS INC.		
Fund: 111 - GENERAL		
GROUND MAINT PARK	GROUNDS MAINTENANCE	206.92
FIREARMS RANGE SUPPL-PD	FIREARMS RANGE SUPPLIES	6.10
Fund 111 - GENERAL Total:		213.02
Vendor 00299 - HULLINGER GLASS & LOCKS INC. Total:		213.02
Vendor: 00525 - IDEAL LAUNDRY AND CLEANERS, INC.		
Fund: 111 - GENERAL		
Jan. Sup.	JANITORIAL SUPPLIES	89.25
DEPT SUPP ADM	DEPARTMENT SUPPLIES	54.90
Fund 111 - GENERAL Total:		144.15
Fund: 212 - TRANSPORTATION		
SUPP - MATS, TOWELS	DEPARTMENT SUPPLIES	34.62
Fund 212 - TRANSPORTATION Total:		34.62

Expense Approval Report

Post Dates: 9/30/2021 - 11/1/2021

Description (Payable)	Account Name	Amount
Fund: 621 - ENVIRONMENTAL SERVICES		
DEPT SUPPLIES	DEPARTMENT SUPPLIES	108.14
Fund 621 - ENVIRONMENTAL SERVICES Total:		108.14
Fund: 631 - WASTEWATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	39.30
Fund 631 - WASTEWATER Total:		39.30
Fund: 641 - WATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	39.30
Fund 641 - WATER Total:		39.30
Vendor 00525 - IDEAL LAUNDRY AND CLEANERS, INC. Total:		365.51
Vendor: 00937 - INDEPENDENT PLUMBING AND HEATING, INC		
Fund: 212 - TRANSPORTATION		
EQUIP MAINT STREET	EQUIPMENT MAINTENANCE	14.46
Fund 212 - TRANSPORTATION Total:		14.46
Fund: 213 - CEMETERY		
DEPT SUPP CEM	DEPARTMENT SUPPLIES	4.96
Fund 213 - CEMETERY Total:		4.96
Vendor 00937 - INDEPENDENT PLUMBING AND HEATING, INC Total:		19.42
Vendor: 09291 - INGRAM LIBRARY SERVICES INC		
Fund: 111 - GENERAL		
Coll.	COLLECTIONS	167.16
Coll.	COLLECTIONS	87.73
Coll.	COLLECTIONS	25.90
Fund 111 - GENERAL Total:		280.79
Vendor 09291 - INGRAM LIBRARY SERVICES INC Total:		280.79
Vendor: 08525 - INTRALINKS, INC		
Fund: 111 - GENERAL		
DATTO BACKUP	CONTRACTUAL SERVICES	2,298.00
Fund 111 - GENERAL Total:		2,298.00
Fund: 641 - WATER		
DATTO BACKUP	CONTRACTUAL SERVICES	119.00
Fund 641 - WATER Total:		119.00
Vendor 08525 - INTRALINKS, INC Total:		2,417.00
Vendor: 00192 - J G ELLIOTT CO.INC.		
Fund: 111 - GENERAL		
NOTARY BOND-PD	BONDING	70.00
Fund 111 - GENERAL Total:		70.00
Vendor 00192 - J G ELLIOTT CO.INC. Total:		70.00
Vendor: 06131 - JOHN DEERE FINANCIAL		
Fund: 212 - TRANSPORTATION		
SUPP - CHAIN	EQUIPMENT MAINTENANCE	24.99
SUPP - WEED TRIMMER LINE	DEPARTMENT SUPPLIES	71.98
SUPP - 14 GA COIL WIRE	DEPARTMENT SUPPLIES	43.98
SUPP - PLIERS	DEPARTMENT SUPPLIES	23.98
SUPP - POLY FLOATS, ETC.	DEPARTMENT SUPPLIES	51.95
Fund 212 - TRANSPORTATION Total:		216.88
Fund: 621 - ENVIRONMENTAL SERVICES		
DEPT SUPPLIES	DEPARTMENT SUPPLIES	539.98
DEPT SUPPLIES	DEPARTMENT SUPPLIES	179.99
Fund 621 - ENVIRONMENTAL SERVICES Total:		719.97
Fund: 631 - WASTEWATER		
UNIFORMS & CLOTHING	UNIFORMS & CLOTHING	124.99
UNIFORMS & CLOTHING	UNIFORMS & CLOTHING	199.99
Fund 631 - WASTEWATER Total:		324.98

Expense Approval Report

Post Dates: 9/30/2021 - 11/1/2021

Description (Payable)	Account Name	Amount
Fund: 641 - WATER		
UNIFORMS & CLOTHING	UNIFORMS & CLOTHING	149.99
UNIFORMS & CLOTHING	UNIFORMS & CLOTHING	124.99
Fund 641 - WATER Total:		274.98
Vendor 06131 - JOHN DEERE FINANCIAL Total:		1,536.81
Vendor: 08067 - JOHN DEERE FINANCIAL		
Fund: 111 - GENERAL		
GROUND MAINT PARK	GROUNDS MAINTENANCE	58.66
DEPT SUPP PARK	DEPARTMENT SUPPLIES	21.09
DEPT SUPP PARK	DEPARTMENT SUPPLIES	303.84
Fund 111 - GENERAL Total:		383.59
Fund: 631 - WASTEWATER		
UNIFORMS & CLOTHING	UNIFORMS & CLOTHING	194.99
Fund 631 - WASTEWATER Total:		194.99
Vendor 08067 - JOHN DEERE FINANCIAL Total:		578.58
Vendor: 09474 - JOHN DEERE FINANCIAL		
Fund: 111 - GENERAL		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	61.20
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	248.21
Fund 111 - GENERAL Total:		309.41
Fund: 212 - TRANSPORTATION		
RELAY FOR MOWING TRACTOR	EQUIPMENT MAINTENANCE	20.86
Fund 212 - TRANSPORTATION Total:		20.86
Vendor 09474 - JOHN DEERE FINANCIAL Total:		330.27
Vendor: 09611 - KEARNEY HOSPITALITY INC		
Fund: 111 - GENERAL		
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	143.95
Fund 111 - GENERAL Total:		143.95
Vendor 09611 - KEARNEY HOSPITALITY INC Total:		143.95
Vendor: 00014 - KEEP SCOTTSBLUFF-GERING BEAUTIFUL		
Fund: 621 - ENVIRONMENTAL SERVICES		
FUNDING FY20-21	CONTRACTUAL SERVICES	5,000.00
Fund 621 - ENVIRONMENTAL SERVICES Total:		5,000.00
Fund: 661 - STORMWATER		
TRI-CITY STORMWATER PROJECT	CONTRACTUAL SERVICES	11,500.00
Fund 661 - STORMWATER Total:		11,500.00
Vendor 00014 - KEEP SCOTTSBLUFF-GERING BEAUTIFUL Total:		16,500.00
Vendor: 09760 - MACQUEEN EQUIPMENT INC		
Fund: 212 - TRANSPORTATION		
PARTS FOR SWEEPER - WEAR P...	EQUIPMENT MAINTENANCE	420.90
Fund 212 - TRANSPORTATION Total:		420.90
Vendor 09760 - MACQUEEN EQUIPMENT INC Total:		420.90
Vendor: 06530 - M-B CO, INC		
Fund: 212 - TRANSPORTATION		
PARTS FOR RIDE ON PAINT STRI...	EQUIPMENT MAINTENANCE	8,885.54
Fund 212 - TRANSPORTATION Total:		8,885.54
Vendor 06530 - M-B CO, INC Total:		8,885.54
Vendor: 07628 - MENARDS, INC		
Fund: 111 - GENERAL		
DEPT SUPP PARK	DEPARTMENT SUPPLIES	152.49
GRUND MAINT PARK	GROUNDS MAINTENANCE	110.00
GROUND MAINT PARK	GROUNDS MAINTENANCE	71.86
GROUND MAINT PARK	GROUNDS MAINTENANCE	76.60
BLDG MAINT PARK	BUILDING MAINTENANCE	21.52
BLDG MAINT PARK	BUILDING MAINTENANCE	21.52

Expense Approval Report

Post Dates: 9/30/2021 - 11/1/2021

Description (Payable)	Account Name	Amount
BLDG MAINT PARK	BUILDING MAINTENANCE	773.94
BLDG MAINT PARK	BUILDING MAINTENANCE	48.74
BLDG MAINT PARK	BUILDING MAINTENANCE	-41.78
DEPT SUPP PARK	DEPARTMENT SUPPLIES	27.96
GROUND MAINT PARK	GROUNDS MAINTENANCE	41.09
Fund 111 - GENERAL Total:		1,303.94
Fund: 212 - TRANSPORTATION		
SUPP - CONDUIT, CPLRS, ADPTRS	DEPARTMENT SUPPLIES	36.32
SUPP - BONDING CEMENT	DEPARTMENT SUPPLIES	86.85
SUPP - BRACKETS	DEPARTMENT SUPPLIES	24.87
Fund 212 - TRANSPORTATION Total:		148.04
Fund: 213 - CEMETERY		
DEPT SUPP CEM	DEPARTMENT SUPPLIES	121.84
Fund 213 - CEMETERY Total:		121.84
Fund: 621 - ENVIRONMENTAL SERVICES		
DEPT SUPPLIES	DEPARTMENT SUPPLIES	82.99
DEPT SUPPLIES	DEPARTMENT SUPPLIES	21.55
DEPT SUPPLIES	DEPARTMENT SUPPLIES	6.27
DEPT SUPPLIES	DEPARTMENT SUPPLIES	7.98
Fund 621 - ENVIRONMENTAL SERVICES Total:		118.79
Fund: 631 - WASTEWATER		
DEPT SUPP WW	DEPARTMENT SUPPLIES	82.99
DEPT SUP	DEPARTMENT SUPPLIES	7.96
DEPT SUP	DEPARTMENT SUPPLIES	21.55
DEPT SUP	DEPARTMENT SUPPLIES	33.88
Fund 631 - WASTEWATER Total:		146.38
Vendor 07628 - MENARDS, INC Total:		1,838.99
Vendor: 07253 - MICHAEL B KEMBEL		
Fund: 111 - GENERAL		
OH DOOR REPAIR - SENIOR CEN...	BUILDING MAINTENANCE	1,866.00
OVERHEAD DOOR MOTOR CHE...	DEPARTMENT SUPPLIES	146.25
Fund 111 - GENERAL Total:		2,012.25
Vendor 07253 - MICHAEL B KEMBEL Total:		2,012.25
Vendor: 01156 - NE LIBRARY COMMISSION		
Fund: 111 - GENERAL		
Sbscrp.	SUBSCRIPTIONS	1,473.30
Fund 111 - GENERAL Total:		1,473.30
Vendor 01156 - NE LIBRARY COMMISSION Total:		1,473.30
Vendor: 00253 - NEBRASKA RURAL WATER ASSOCIATION		
Fund: 631 - WASTEWATER		
SCHOOLS & CONF	SCHOOL & CONFERENCE	900.00
Fund 631 - WASTEWATER Total:		900.00
Fund: 641 - WATER		
SCHOOLS & CONF	SCHOOL & CONFERENCE	450.00
Fund 641 - WATER Total:		450.00
Vendor 00253 - NEBRASKA RURAL WATER ASSOCIATION Total:		1,350.00
Vendor: 00402 - NEBRASKA MACHINERY CO		
Fund: 212 - TRANSPORTATION		
EQUIP MAINT STREET	EQUIPMENT MAINTENANCE	5.83
EQUIP MAINT STREET	EQUIPMENT MAINTENANCE	812.62
EQUIP MAINT STREET	EQUIPMENT MAINTENANCE	818.48
Fund 212 - TRANSPORTATION Total:		1,636.93
Fund: 621 - ENVIRONMENTAL SERVICES		
EQUIPMENT MTNC	EQUIPMENT MAINTENANCE	364.31
Fund 621 - ENVIRONMENTAL SERVICES Total:		364.31

Expense Approval Report

Post Dates: 9/30/2021 - 11/1/2021

Description (Payable)	Account Name	Amount
Fund: 631 - WASTEWATER		
EQUIP MAINT	EQUIPMENT MAINTENANCE	364.31
Fund 631 - WASTEWATER Total:		364.31
Vendor 00402 - NEBRASKA MACHINERY CO Total:		2,365.55
Vendor: 00578 - NEBRASKA PUBLIC POWER DISTRICT		
Fund: 631 - WASTEWATER		
ELECTRIC	ELECTRIC POWER	11,080.27
ELECTRIC	ELECTRIC POWER	154.12
Fund 631 - WASTEWATER Total:		11,234.39
Fund: 641 - WATER		
ELECTRIC	ELECTRIC POWER	5,808.64
ELECTRIC	ELECTRIC POWER	1,878.25
Fund 641 - WATER Total:		7,686.89
Vendor 00578 - NEBRASKA PUBLIC POWER DISTRICT Total:		18,921.28
Vendor: 09409 - NETWORKFLEET, INC		
Fund: 212 - TRANSPORTATION		
GPS SERVICE	DEPARTMENT SUPPLIES	112.14
Fund 212 - TRANSPORTATION Total:		112.14
Fund: 621 - ENVIRONMENTAL SERVICES		
CONTRACTUAL SERVICES	CONTRACTUAL SERVICES	92.95
Fund 621 - ENVIRONMENTAL SERVICES Total:		92.95
Fund: 631 - WASTEWATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	48.57
Fund 631 - WASTEWATER Total:		48.57
Fund: 641 - WATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	32.38
Fund 641 - WATER Total:		32.38
Vendor 09409 - NETWORKFLEET, INC Total:		286.04
Vendor: 10300 - NMC GROUP INC		
Fund: 621 - ENVIRONMENTAL SERVICES		
EQUIPMENT MTNC	VEHICLE MAINTENANCE	1,133.67
Fund 621 - ENVIRONMENTAL SERVICES Total:		1,133.67
Vendor 10300 - NMC GROUP INC Total:		1,133.67
Vendor: 00139 - NORTHWEST PIPE FITTINGS, INC. OF SCOTTSBLUFF		
Fund: 111 - GENERAL		
GROUND MAINT PARK	GROUNDS MAINTENANCE	8.29
GROUND MAINT PARK	GROUNDS MAINTENANCE	13.32
Fund 111 - GENERAL Total:		21.61
Fund: 213 - CEMETERY		
DEPT SUPP CEM	DEPARTMENT SUPPLIES	1.70
Fund 213 - CEMETERY Total:		1.70
Vendor 00139 - NORTHWEST PIPE FITTINGS, INC. OF SCOTTSBLUFF Total:		23.31
Vendor: 00487 - PANHANDLE ENVIRONMENTAL SERVICES INC		
Fund: 641 - WATER		
SAMPLES	SAMPLES	80.00
SAMPLES	SAMPLES	80.00
Fund 641 - WATER Total:		160.00
Vendor 00487 - PANHANDLE ENVIRONMENTAL SERVICES INC Total:		160.00
Vendor: 00017 - PANHANDLE HUMANE SOCIETY		
Fund: 111 - GENERAL		
CONTRACTUAL	CONTRACTUAL SERVICES	5,491.33
Fund 111 - GENERAL Total:		5,491.33
Vendor 00017 - PANHANDLE HUMANE SOCIETY Total:		5,491.33

Expense Approval Report

Post Dates: 9/30/2021 - 11/1/2021

Description (Payable)	Account Name	Amount
Vendor: 09744 - PT HOSE AND BEARING		
Fund: 212 - TRANSPORTATION		
PARTS FOR GRINDLZR	EQUIPMENT MAINTENANCE	65.86
Fund 212 - TRANSPORTATION Total:		65.86
Vendor 09744 - PT HOSE AND BEARING Total:		65.86
Vendor: 00266 - QUILL CORPORATION		
Fund: 111 - GENERAL		
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	135.41
Fund 111 - GENERAL Total:		135.41
Vendor 00266 - QUILL CORPORATION Total:		135.41
Vendor: 06780 - RAILROAD MANAGEMENT CO III, LLC		
Fund: 631 - WASTEWATER		
RENT - LAND	RENT-LAND	284.85
Fund 631 - WASTEWATER Total:		284.85
Fund: 641 - WATER		
RENT - LAND	RENT-LAND	284.85
Fund 641 - WATER Total:		284.85
Vendor 06780 - RAILROAD MANAGEMENT CO III, LLC Total:		569.70
Vendor: 04089 - REGIONAL CARE INC		
Fund: 812 - HEALTH INSURANCE		
NOV 2021 PREMIUM	PREMIUM EXPENSE	46,446.88
Fund 812 - HEALTH INSURANCE Total:		46,446.88
Vendor 04089 - REGIONAL CARE INC Total:		46,446.88
Vendor: 09564 - ROCKSTEP SCOTTSBLUFF LLC		
Fund: 215 - SPECIAL PROJECTS		
FY2021 RBOT - 2nd half	CONTRACTUAL SERVICES	59,597.57
Fund 215 - SPECIAL PROJECTS Total:		59,597.57
Vendor 09564 - ROCKSTEP SCOTTSBLUFF LLC Total:		59,597.57
Vendor: 00366 - ROOSEVELT PUBLIC POWER DISTRICT		
Fund: 641 - WATER		
ELECTRIC POWER	ELECTRIC POWER	2,578.39
Fund 641 - WATER Total:		2,578.39
Vendor 00366 - ROOSEVELT PUBLIC POWER DISTRICT Total:		2,578.39
Vendor: 01177 - SCB CO CLERK		
Fund: 218 - PUBLIC SAFETY		
VALLEY AMB INTERLOCAL AGMT	CONTRACTUAL SERVICES	5,282.22
Fund 218 - PUBLIC SAFETY Total:		5,282.22
Fund: 225 - MUTUAL FIRE		
VALLEY AMB INTERLOCAL AGMT	CONTRACTUAL SERVICES	5,282.22
Fund 225 - MUTUAL FIRE Total:		5,282.22
Vendor 01177 - SCB CO CLERK Total:		10,564.44
Vendor: 09759 - SCOTTIES POTTIES INC		
Fund: 111 - GENERAL		
CONTRACTUAL PARK	CONTRACTUAL SERVICES	475.00
Fund 111 - GENERAL Total:		475.00
Vendor 09759 - SCOTTIES POTTIES INC Total:		475.00
Vendor: 00704 - SCOTTSBLUFF MOTOR CO, INC		
Fund: 212 - TRANSPORTATION		
FILTER FOR PICKUP	VEHICLE MAINTENANCE	6.00
SENSOR FOR PICKUP	VEHICLE MAINTENANCE	47.60
Fund 212 - TRANSPORTATION Total:		53.60
Vendor 00704 - SCOTTSBLUFF MOTOR CO, INC Total:		53.60

Expense Approval Report

Post Dates: 9/30/2021 - 11/1/2021

Description (Payable)	Account Name	Amount
Vendor: 01271 - SCOTTSBLUFF SCREENPRINTING & EMBROIDERY, LLC		
Fund: 111 - GENERAL		
EMBROIDERY AND REFLECTIVE ... UNIFORMS & CLOTHING		34.00
	Fund 111 - GENERAL Total:	34.00
	Vendor 01271 - SCOTTSBLUFF SCREENPRINTING & EMBROIDERY, LLC Total:	34.00
Vendor: 00684 - SHERIFF'S OFFICE		
Fund: 111 - GENERAL		
LEGAL FEES-PD	LEGAL FEES	9.00
LEGAL FEES-PD	LEGAL FEES	21.54
LEGAL FEES-PD	LEGAL FEES	28.62
LEGAL FEES-PD	LEGAL FEES	9.00
LEGAL FEES-PD	LEGAL FEES	9.00
LEGAL FEES-PD	LEGAL FEES	9.00
LEGAL FEES-PD	LEGAL FEES	20.36
LEGAL FEES-PD	LEGAL FEES	21.54
LEGAL FEES-PD	LEGAL FEES	9.00
LEGAL FEES-PD	LEGAL FEES	22.72
LEGAL FEES-PD	LEGAL FEES	22.72
LEGAL FEES-PD	LEGAL FEES	10.72
LEGAL FEES-PD	LEGAL FEES	9.00
LEGAL FEES-PD	LEGAL FEES	20.36
LEGAL FEES-PD	LEGAL FEES	9.54
LEGAL FEES-PD	LEGAL FEES	35.70
LEGAL FEES-PD	LEGAL FEES	25.08
LEGAL FEES-PD	LEGAL FEES	9.00
LEGAL FEES-PD	LEGAL FEES	25.08
LEGAL FEES-PD	LEGAL FEES	28.62
LEGAL FEES-PD	LEGAL FEES	25.08
LEGAL FEES-PD	LEGAL FEES	9.00
LEGAL FEES-PD	LEGAL FEES	25.08
LEGAL FEES-PD	LEGAL FEES	9.00
LEGAL FEES-PD	LEGAL FEES	9.54
LEGAL FEES-PD	LEGAL FEES	9.54
LEGAL FEES-PD	LEGAL FEES	18.00
LEGAL FEES-PD	LEGAL FEES	9.00
LEGAL FEES-PD	LEGAL FEES	14.26
LEGAL FEES-PD	LEGAL FEES	18.00
LEGAL FEES-PD	LEGAL FEES	9.00
	Fund 111 - GENERAL Total:	511.10
	Vendor 00684 - SHERIFF'S OFFICE Total:	511.10
Vendor: 01031 - SIMON CONTRACTORS		
Fund: 212 - TRANSPORTATION		
RECYCLED BASE GRAVEL	STREET MAINTENANCE	216.00
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE	701.25
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE	1,147.50
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE	1,147.50
	Fund 212 - TRANSPORTATION Total:	3,212.25
Fund: 213 - CEMETERY		
DEPT SUPP CEM	DEPARTMENT SUPPLIES	96.32
	Fund 213 - CEMETERY Total:	96.32
	Vendor 01031 - SIMON CONTRACTORS Total:	3,308.57
Vendor: 09880 - SOUTHERN UNIFORM EQUIPMENT		
Fund: 111 - GENERAL		
UNIFORM T-SHIRTS	UNIFORMS & CLOTHING	225.04
	Fund 111 - GENERAL Total:	225.04
	Vendor 09880 - SOUTHERN UNIFORM EQUIPMENT Total:	225.04

Expense Approval Report

Post Dates: 9/30/2021 - 11/1/2021

Description (Payable)	Account Name	Amount
Vendor: 04741 - SPENCER, KEVIN		
Fund: 111 - GENERAL		
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	77.00
Fund 111 - GENERAL Total:		77.00
Vendor 04741 - SPENCER, KEVIN Total:		77.00
Vendor: 00054 - STATE HEALTH LAB		
Fund: 641 - WATER		
SAMPLES	SAMPLES	2,037.10
Fund 641 - WATER Total:		2,037.10
Vendor 00054 - STATE HEALTH LAB Total:		2,037.10
Vendor: 01235 - STATE OF NE.		
Fund: 111 - GENERAL		
CONTRACTUAL-PD	CONTRACTUAL SERVICES	525.00
Fund 111 - GENERAL Total:		525.00
Vendor 01235 - STATE OF NE. Total:		525.00
Vendor: 00325 - TEXAS PNEUDRAULIC INC		
Fund: 621 - ENVIRONMENTAL SERVICES		
VEHICLE MTNC	VEHICLE MAINTENANCE	170.76
Fund 621 - ENVIRONMENTAL SERVICES Total:		170.76
Vendor 00325 - TEXAS PNEUDRAULIC INC Total:		170.76
Vendor: 01325 - THE PEAVEY CORP		
Fund: 111 - GENERAL		
INVEST SUPPL-PD	INVESTIGATIVE EXPENSES	498.50
Fund 111 - GENERAL Total:		498.50
Vendor 01325 - THE PEAVEY CORP Total:		498.50
Vendor: 08002 - TOYOTA MOTOR CREDIT CORPORATION		
Fund: 218 - PUBLIC SAFETY		
HIDTA CAR LEASE-PD	DEPARTMENT SUPPLIES	343.53
Fund 218 - PUBLIC SAFETY Total:		343.53
Vendor 08002 - TOYOTA MOTOR CREDIT CORPORATION Total:		343.53
Vendor: 08821 - TYLER TECHNOLOGIES, INC		
Fund: 621 - ENVIRONMENTAL SERVICES		
ONLINE UB FEES	CONTRACTUAL SERVICES	116.00
Fund 621 - ENVIRONMENTAL SERVICES Total:		116.00
Fund: 631 - WASTEWATER		
ONLINE UB FEES	CONTRACTUAL SERVICES	116.00
Fund 631 - WASTEWATER Total:		116.00
Fund: 641 - WATER		
ONLINE UB FEES	CONTRACTUAL SERVICES	116.00
Fund 641 - WATER Total:		116.00
Vendor 08821 - TYLER TECHNOLOGIES, INC Total:		348.00
Vendor: 09840 - UNITED STATES WELDING		
Fund: 621 - ENVIRONMENTAL SERVICES		
DEPT SUPPLIES	DEPARTMENT SUPPLIES	129.65
Fund 621 - ENVIRONMENTAL SERVICES Total:		129.65
Vendor 09840 - UNITED STATES WELDING Total:		129.65
Vendor: 08828 - US BANK		
Fund: 111 - GENERAL		
UNIFORM NAME PLATE- SITTN...	UNIFORMS & CLOTHING	13.45
SCHOOL & CONF CC	SCHOOL & CONFERENCE	250.00
SCHOOL & CONF CM	SCHOOL & CONFERENCE	35.00
DEPT SUPP DS	DEPARTMENT SUPPLIES	-41.99
CAR SEAT TECHNICIAN CLASS- K...	SCHOOL & CONFERENCE	95.00
CAR SEAT TECHNICIAN CLASS- ...	SCHOOL & CONFERENCE	95.00

Expense Approval Report

Post Dates: 9/30/2021 - 11/1/2021

Description (Payable)	Account Name	Amount
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	595.00
NATIONAL REGISTRY EMT- KELL...	MEMBERSHIPS	20.00
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	96.00
Prgmg.	PROGRAMMING	33.51
GASOLINE-PD	GASOLINE	47.41
PAPERLESS CALCULATOR	DEPARTMENT SUPPLIES	60.00
GASOLINE-PD	GASOLINE	54.03
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	11.25
Prgmg.	PROGRAMMING	7.99
Prgmg.	PROGRAMMING	1.00
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	96.00
CHEMICALS FOR HAZMAT TRAIN...	DEPARTMENT SUPPLIES	40.25
2022 SHIFT CALENDARS	DEPARTMENT SUPPLIES	78.64
I-GEL INTUBATION RESCUE PAC...	DEPARTMENT SUPPLIES	82.48
NATIONAL REGISTRY EMT- MEI...	MEMBERSHIPS	20.00
Prgmg.	PROGRAMMING	76.43
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	500.88
Coll.	COLLECTIONS	46.98
REFUND CARSEAT TECHNICIAN ...	SCHOOL & CONFERENCE	-95.00
Fund 111 - GENERAL Total:		2,219.31

Fund: 212 - TRANSPORTATION

REFUND FOR TRAFFIC SIGNAL T...	SCHOOL & CONFERENCE	-175.00
Fund 212 - TRANSPORTATION Total:		-175.00

Fund: 224 - ECONOMIC DEVELOPMENT

SCHOOL & CONF ED	SCHOOL & CONFERENCE	99.00
SCHOOL & CONF ED	SCHOOL & CONFERENCE	60.00
Fund 224 - ECONOMIC DEVELOPMENT Total:		159.00
Vendor 08828 - US BANK Total:		2,203.31

Vendor: 01544 - VAN PELT FENCING CO, INC**Fund: 111 - GENERAL**

FENCING	STRUCTURES	9,018.00
Fund 111 - GENERAL Total:		9,018.00
Vendor 01544 - VAN PELT FENCING CO, INC Total:		9,018.00

Vendor: 00022 - WALMART**Fund: 111 - GENERAL**

Prgmg.	PROGRAMMING	156.55
Prgmg.	PROGRAMMING	25.01
DRINKING WATER	DEPARTMENT SUPPLIES	29.90
Prgmg.	PROGRAMMING	36.84
Fund 111 - GENERAL Total:		248.30

Fund: 641 - WATER

DEPT SUP	DEPARTMENT SUPPLIES	190.64
Fund 641 - WATER Total:		190.64
Vendor 00022 - WALMART Total:		438.94

Vendor: 07571 - WEST NEBRASKA CLAIMS SERVICE, INC**Fund: 631 - WASTEWATER**

SEWER CLAIMS	SEWER BACKUP CLAIMS	160.00
Fund 631 - WASTEWATER Total:		160.00
Vendor 07571 - WEST NEBRASKA CLAIMS SERVICE, INC Total:		160.00

Vendor: 00268 - WESTERN COOPERATIVE COMPANY**Fund: 111 - GENERAL**

GROUNDMAINT PARK	GROUNDS MAINTENANCE	434.75
Fund 111 - GENERAL Total:		434.75
Vendor 00268 - WESTERN COOPERATIVE COMPANY Total:		434.75

Expense Approval Report

Post Dates: 9/30/2021 - 11/1/2021

Description (Payable)	Account Name	Amount
Vendor: 00344 - WESTERN PATHOLOGY CONSULTANTS, INC		
Fund: 111 - GENERAL		
RANDOM POOL TESTING	CONTRACTUAL SERVICES	200.00
Fund 111 - GENERAL Total:		200.00
Vendor 00344 - WESTERN PATHOLOGY CONSULTANTS, INC Total:		200.00
Vendor: 02378 - WESTERN SURETY COMPANY		
Fund: 111 - GENERAL		
BOND - MCKERRIGAN	BONDING	100.00
BOND NATHAN GREEN	BONDING	100.00
Fund 111 - GENERAL Total:		200.00
Vendor 02378 - WESTERN SURETY COMPANY Total:		200.00
Vendor: 03379 - ZM LUMBER INC		
Fund: 111 - GENERAL		
GROUND MAINT PARK	GROUNDS MAINTENANCE	74.65
GROUND MAINT PARK	GROUNDS MAINTENANCE	89.75
VEH MAINT PARK	VEHICLE MAINTENANCE	221.49
BLDG MAINT PARK	BUILDING MAINTENANCE	4.05
VEH MAINT PARK	VEHICLE MAINTENANCE	351.68
GROUND MAINT PARK	VEHICLE MAINTENANCE	79.57
Fund 111 - GENERAL Total:		821.19
Vendor 03379 - ZM LUMBER INC Total:		821.19
Grand Total:		352,109.56

Report Summary

Fund Summary

Fund	Expense Amount
111 - GENERAL	40,488.71
212 - TRANSPORTATION	18,604.82
213 - CEMETERY	227.64
215 - SPECIAL PROJECTS	59,597.57
218 - PUBLIC SAFETY	5,625.75
224 - ECONOMIC DEVELOPMENT	161.43
225 - MUTUAL FIRE	5,282.22
321 - TIF PROJECTS	112,794.06
621 - ENVIRONMENTAL SERVICES	15,220.43
631 - WASTEWATER	15,571.63
641 - WATER	18,777.47
661 - STORMWATER	13,257.92
721 - GIS SERVICES	53.03
812 - HEALTH INSURANCE	46,446.88
Grand Total:	352,109.56

Account Summary

Account Number	Account Name	Expense Amount
111-52111-111	DEPARTMENT SUPPLIES	179.05
111-52111-121	DEPARTMENT SUPPLIES	-41.99
111-52111-141	DEPARTMENT SUPPLIES	1,770.26
111-52111-142	DEPARTMENT SUPPLIES	195.38
111-52111-151	DEPARTMENT SUPPLIES	1,600.03
111-52111-171	DEPARTMENT SUPPLIES	674.91
111-52121-151	JANITORIAL SUPPLIES	228.19
111-52121-171	JANITORIAL SUPPLIES	134.75
111-52161-142	FIREARMS RANGE SUPPLI...	6.10
111-52163-142	INVESTIGATIVE EXPENSES	498.50
111-52181-141	UNIFORMS & CLOTHING	272.49
111-52222-151	COLLECTIONS	929.12
111-52223-151	PROGRAMMING	477.85
111-52225-151	SUBSCRIPTIONS	1,473.30
111-52311-141	MEMBERSHIPS	40.00
111-52511-142	GASOLINE	101.44
111-53111-112	CONTRACTUAL SERVICES	200.00
111-53111-116	CONTRACTUAL SERVICES	2,298.00
111-53111-142	CONTRACTUAL SERVICES	6,576.33
111-53111-151	CONTRACTUAL SERVICES	150.09
111-53111-171	CONTRACTUAL SERVICES	475.00
111-53211-142	LEGAL FEES	511.10
111-53421-141	BUILDING MAINTENANCE	755.00
111-53421-142	BUILDING MAINTENANCE	755.00
111-53421-171	BUILDING MAINTENANCE	827.99
111-53421-172	BUILDING MAINTENANCE	1,866.00
111-53441-151	EQUIPMENT MAINTENAN...	265.00
111-53441-171	EQUIPMENT MAINTENAN...	309.41
111-53451-141	VEHICLE MAINTENANCE	1,602.28
111-53451-171	VEHICLE MAINTENANCE	652.74
111-53471-171	GROUPS MAINTENANCE	1,198.89
111-53521-111	HEATING FUEL	93.89
111-53521-141	HEATING FUEL	39.95
111-53521-142	HEATING FUEL	64.72
111-53521-151	HEATING FUEL	131.90
111-53521-171	HEATING FUEL	190.03
111-53521-172	HEATING FUEL	26.49
111-53561-111	PHONE & INTERNET	5.30
111-53561-112	PHONE & INTERNET	2.09

Account Summary

Account Number	Account Name	Expense Amount
111-53561-114	PHONE & INTERNET	0.78
111-53561-115	PHONE & INTERNET	0.81
111-53561-121	PHONE & INTERNET	6.92
111-53561-141	PHONE & INTERNET	9.15
111-53561-142	PHONE & INTERNET	1,407.36
111-53561-151	PHONE & INTERNET	10.51
111-53561-171	PHONE & INTERNET	2.35
111-53561-172	PHONE & INTERNET	2.35
111-53571-141	CELLULAR PHONE	323.82
111-53711-114	SCHOOL & CONFERENCE	35.00
111-53711-115	SCHOOL & CONFERENCE	250.00
111-53711-141	SCHOOL & CONFERENCE	95.00
111-53711-142	SCHOOL & CONFERENCE	1,520.08
111-53811-113	BONDING	200.00
111-53811-142	BONDING	70.00
111-54311-171	STRUCTURES	9,018.00
212-52111-212	DEPARTMENT SUPPLIES	1,445.69
212-52171-212	STREET REPAIR SUPPLIES	633.35
212-52999-212	MISCELLANEOUS	59.50
212-53441-212	EQUIPMENT MAINTENAN...	11,069.54
212-53451-212	VEHICLE MAINTENANCE	1,752.22
212-53491-212	STREET MAINTENANCE	3,635.75
212-53521-212	HEATING FUEL	176.56
212-53561-212	PHONE & INTERNET	7.21
212-53711-212	SCHOOL & CONFERENCE	-175.00
213-52111-213	DEPARTMENT SUPPLIES	224.82
213-53561-213	PHONE & INTERNET	2.82
215-53111-111	CONTRACTUAL SERVICES	59,597.57
218-52111-142	DEPARTMENT SUPPLIES	343.53
218-53111-142	CONTRACTUAL SERVICES	5,282.22
224-53561-113	PHONE & INTERNET	2.43
224-53711-113	SCHOOL & CONFERENCE	159.00
225-53111-000	CONTRACTUAL SERVICES	5,282.22
321-57221-111	DEBT SVC(PRINC) - TIF	65,222.97
321-57222-111	DEBT SVC (INT) - TIF	47,571.09
621-52111-621	DEPARTMENT SUPPLIES	1,645.00
621-53111-621	CONTRACTUAL SERVICES	5,208.95
621-53193-621	DISPOSAL FEES	1,600.00
621-53441-621	EQUIPMENT MAINTENAN...	865.52
621-53451-621	VEHICLE MAINTENANCE	5,802.95
621-53521-621	HEATING FUEL	93.32
621-53561-621	PHONE & INTERNET	4.69
631-52111-631	DEPARTMENT SUPPLIES	624.84
631-52181-631	UNIFORMS & CLOTHING	519.97
631-52411-631	POSTAGE	28.10
631-53111-631	CONTRACTUAL SERVICES	203.87
631-53441-631	EQUIPMENT MAINTENAN...	1,458.72
631-53466-631	SEWER BACKUP CLAIMS	160.00
631-53531-631	ELECTRIC POWER	11,234.39
631-53561-631	PHONE & INTERNET	1.89
631-53611-631	RENT-LAND	284.85
631-53711-631	SCHOOL & CONFERENCE	1,055.00
641-52111-641	DEPARTMENT SUPPLIES	4,489.29
641-52116-641	METERS	-2,536.22
641-52117-641	SAMPLES	2,359.10
641-52181-641	UNIFORMS & CLOTHING	632.63
641-52311-641	MEMBERSHIPS	216.00
641-52411-641	POSTAGE	381.67

Account Summary

Account Number	Account Name	Expense Amount
641-52611-641	CHEMICALS	1,797.66
641-53111-641	CONTRACTUAL SERVICES	306.68
641-53451-641	VEHICLE MAINTENANCE	25.50
641-53521-641	HEATING FUEL	100.88
641-53531-641	ELECTRIC POWER	10,265.28
641-53561-641	PHONE & INTERNET	4.15
641-53611-641	RENT-LAND	284.85
641-53711-641	SCHOOL & CONFERENCE	450.00
661-53111-661	CONTRACTUAL SERVICES	13,250.00
661-53561-661	PHONE & INTERNET	7.92
721-52111-721	DEPARTMENT SUPPLIES	52.48
721-53561-721	PHONE & INTERNET	0.55
812-53861-112	PREMIUM EXPENSE	46,446.88
Grand Total:		352,109.56

Project Account Summary

Project Account Key	Expense Amount
None	166,116.48
21852111142	343.53
3122057221	65,222.97
3122057222	26,187.30
3122357222	21,383.79
40001-53111	59,597.57
6002053111	13,250.00
6002053561	7.92
Grand Total:	352,109.56

City of Scottsbluff, Nebraska

Monday, November 1, 2021

Regular Meeting

Item Pub. Hear.1

Council to conduct a public hearing set for this date at 6:00 p.m. to consider a zone change for Block 1, BF Properties located at 240474 Highland Road, Scottsbluff, NE from A-Agricultural to C-3 Heavy Commercial.

Staff Contact: Zachary Glaubius, Planning Administrator

Agenda Statement

Item No.

For Meeting of: November 1, 2021

AGENDA TITLE: Council to conduct a public hearing set for this date at 6:00 PM to consider a zone change for Block 1, BF Properties located at 240474 Highland Road, Scottsbluff, NE from A-Agricultural to C-3 Heavy Commercial

SUBMITTED BY DEPARTMENT/ORGANIZATION: Department of Development Services

PRESENTATION BY: Zachary Glaubius, Planning Administrator

SUMMARY EXPLANATION: The proposed rezone will allow the existing use to become a principle permitted use. Staff requested the applicant rezone the block, and the applicant agreed. All landowners within 300 feet of the property we notified of the zone change request via mail, and none attended the P.C. meeting.

BOARD/COMMISSION RECOMMENDATION: Planning Commission made a positive recommendation on approval of the rezone request to City Council at the 10-11-2021 P.C. regular meeting.

STAFF RECOMMENDATION: Staff recommends approval zone change for Block 1, BF Properties from A-Agricultural to C-3 Heavy Commercial.

EXHIBITS

Resolution ☐ Ordinance ☒ Contract ☐ Minutes ☒ Plan/Map ☐

Other (specify) Planning Commission Staff Report

NOTIFICATION LIST: Yes ☐ No ☐ Further Instructions ☐
Please list names and addresses required for notification.

Rev: 11/15/12 City Clerk

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev: 11/15/12 City Clerk

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: September 27, 2021 For Hearing of: October 11, 2021



I. GENERAL INFORMATION

- A. Applicant:** Bryan Frank (Frank Properties, LLC)
PO Box 2395
Scottsbluff, NE 69361
- B. Property Owner:** Same as Applicant
- C. Proposal:** Request to plat Block 1, BF Properties and extension of utility easement. Request to rezone Block 1 from A-Agricultural to C-3 Heavy Commercial.
- D. Legal Description:** Block 1, BF Properties situated in the southeast quarter of the southeast quarter of Section 20, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska.
- E. Location:** 240474 Highland Road
- F. Existing Zoning & Land Use:** A-Agricultural. GGO - Gateway Green Overlay Zone. Currently used to service farm equipment.
- G. Size of Site:** 6 Acres

II. BACKGROUND INFORMATION

A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Residential	A-Agricultural	Farmland
East	Residential	R-1B Rural Residential Estate	Single Family Dwellings
South	Residential	R-1B Rural Residential Estate	Single Family Dwellings, Machine Shed
West	Residential	A-Agricultural	Farmland

B. Relevant Case History

1. N.A.

III. ANALYSIS

- A. Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as Residential

B. Traffic & Access:

1. Current access the unplatted land is frontage along Highland Road (33' right-of-way)
2. The accesses above will remain for the proposed Block 1.
3. A 50' Winter Creek Canal Ditch Easement runs along the eastern lot line.

C. Utilities:

1. The current lot has access to water and sewer (SID 4-A)
2. Proposed Block 1 will have access to water and sewer (SID 4-A)

IV. STAFF COMMENTS

- A. As the subdivision is located outside of corporate limits in the extra-territorial jurisdiction, it is not required to be connected to city utilities.
- B. The proposed rezone to C-3 is not consistent with the Comprehensive Plan. However, staff requested the rezone to bring the existing use into compliance with the zoning code.
- C. The rezone will lead to consistency in the zoning of farm implements and farm equipment service facilities.

V. FINDINGS OF FACT

A. Findings of Fact to Recommend Its Approval May Include:

1. The preliminary and final plat will not create any non-conforming yards or structures.
2. The plat meets the minimum requirements of the code.
3. The rezone of the proposed lot to C-3 Commercial will bring the existing non-conforming use into conformance.

B. Findings of Fact to Not Recommend Approval May Include:

1. The Comprehensive Plan identifies the area as residential, and the rezone will permit commercial land use.

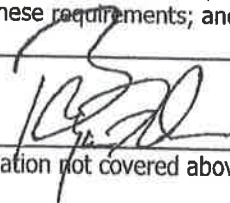
VI. STAFF RECCOMENDATION

- A. Staff recommends Planning Commission recommend approval of the Preliminary Plat, Final, Plat, and Rezone Application for Block 1, BF Properties.



City of Scottsbluff, Nebraska

Application for a Preliminary Plat Subdivision

Date: 9-8-2021			DO NOT WRITE IN THIS BLOCK	
Address (Location): 240474 Highland Road			Permit Number:	
Applicant's Name Bryan Frank (Frank Properties, LLC.)			Plat Approved Denied	
Applicant's Address: PO Box 2395			Date Issued:	
City: Scottsbluff	State: Nebraska	Zip: 69363	Comp. Plan Land Use:	Zone:
Telephone: 308-631-8350	Mobile: 308-631-8350	Email: bryanfrank@bfenterprising.com	Attached: Plot Plan Legal Description (In Word) \$100.00 filing fee \$3.00 per property owner within 300-feet Receipt # _____	
Property Owner: Bryan Frank (Frank Properties, LLC.)				
Property Owner's Address: PO Box 2395				
City: Scottsbluff	State: Nebraska	Zip: 69363		
Telephone: 308-631-8350	Mobile: 308-631-8350	Email: bryanfrank@bfenterprising.com		
Engineer or Surveyor: Gregg M. Schilz LS-785			Total Acreage: ±6.0 Acres	
Engineer or Surveyor Address: 818 South Beltline Highway East			Proposed number of lots: 1	
City: Scottsbluff	State: Nebraska	Zip: 69361	Present Use of Property: Agriculture Zone A	
Telephone: 308-635-1926	Mobile: 308-631-7099	Email: gschilz@mcschaff.com	Proposed Use of Property: Agriculture repair shop	
Location of property: North side of Highland Rd. 1/2 mile West of Airport Rd and Highland Rd. intersection			Present Zoning: Agriculture Zone A	
Please provide the following: Copy of Preliminary Plan (showing future & current property lines, fence lines, irrigation canals, future street widths, dimensions, existing structures, proposed structures, easements, etc..) Legal Description on a CD/Disk (in Word) \$100.00 filing fee Proof of Ownership of Property (See 21-1-50, Title Insurance, Attorney's opinion, Certificate of registered abstractor)				
The undersigned, hereby certify that he/she is familiar with all the requirements of Ordinance No. 3410 and amendments thereto, establishing minimum subdivision design standards to be installed by the subdivision and that he/she has caused said preliminary plat and plan to be prepared. He/she certifies that all requirements of Ordinance No. 3410 and amendments there to have been met and submits this application for approval subject to the requirements of said ordinance. I have also read and am familiar with the City Ordinances and will comply with these requirements; and that the statements herein contained are true and correct to the best of my knowledge and belief.				
Applicant's Signature: 			Date:  9-8-2021	
Remarks: (Insert here any information not covered above)				

Development Services Department

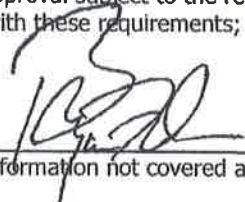
2525 Circle Drive, Scottsbluff, NE 69361

(308) 630-6243



City of Scottsbluff, Nebraska

Application for a Final Plat Subdivision

Date: 9-8-2021			DO NOT WRITE IN THIS BLOCK	
Address (Location): 240474 Highland Road			Permit Number:	
Applicant's Name Bryan Frank (Frank Properties, LLC.)			Plat Approved _____ Denied _____	
Applicant's Address: PO Box 2395			Date Issued:	
City: Scottsbluff	State: Nebraska	Zip: 69363	Comp. Plan Land Use:	Zone:
Telephone: 308-631-8350	Mobile: 308-631-8350	Email: bryanfrank@bfenterprising.com	Attached: Final Plat Legal Description (in Word) \$100.00 filing fee Letter of transmittal Receipt # _____	
Property Owner: Frank Properties, LLC.				
Property Owner's Address: PO Box 2395				
City: Scottsbluff	State: Nebraska	Zip: 69363		
Telephone: 308-631-8350	Mobile: 308-631-8350	Email: bryanfrank@bfenterprising.com	Total Acreage: ±6.0 Acres	
Engineer or Surveyor: Gregg M. Schilz LS-785			Proposed number of lots: 1	
Engineer or Surveyor Address: 818 South Beltline Highway East			Present Use of Property: Agriculture Zone A	
City: Scottsbluff	State: Nebraska	Zip: 69361	Proposed Use of Property: Agriculture repair shop	
Telephone: 308-635-1926	Mobile: 308-631-7099	Email: gschilz@hotmail.com	Present Zoning: Agriculture Zone A	
Location of property: North side of Highland Rd. 1/2 mile West of Airport Rd and Highland Rd. intersection				
Please provide the following: Copy of Final Plat (Mylar and 3.5" diskette or CD-ROM in AutoCAD format) Copy of Preliminary Plat (showing future & current property lines, fence lines, irrigation canals, future street widths, dimensions, existing structures, proposed structures, easements, etc..) Legal Description on a CD/Disk (in Word) \$100.00 filing fee (if not submitted with approval of Preliminary Plat) Letter of transmittal				
The undersigned, hereby certify that he/she is familiar with all the requirements of Ordinance No. 3410 and amendments thereto, establishing minimum subdivision design standards to be installed by the subdivision and that he/she has caused said preliminary plat and plan to be prepared. He/she certifies that all requirements of Ordinance No. 3410 and amendments there to have been met and submits this application for approval subject to the requirements of said ordinance. I have also read and am familiar with the City Ordinances and will comply with these requirements; and that the statements herein contained are true and correct to the best of my knowledge and belief.				
Applicant's Signature: 			Date:  9-8-2021	
Remarks: (Insert here any information not covered above)				

Development Services Department

2525 Circle Drive, Scottsbluff, NE 69361

(308) 630-6243



Scottsbluff City Zoning Map (Rezone) Application

2525 Circle Drive, Scottsbluff, NE 69361
Telephone (308) 630-6243 Fax (308) 630-6204
www.scottsbluff.org

Project Information

Application Date: 9-8-2021		Number (Office Use Only):
Property Address: 240474 Highland Road		
Current Zone: A	Proposed Zone: C-3	Acreage of Property: 6 Acres
Comprehensive Plan Designation: Residential	Comprehensive Plan Amendment Required? No	

Applicant Information

Applicant: M.C. Schaff & Assoc.		Property Owner: Bryan Frank (Frank Properties, LLC.)	
Address: 818 South Beltline Hwy E		Telephone: 308-635-1926	
City: Scottsbluff	State: Ne	Zip: 69361	Alt. Telephone:

City Development Process and Requirements

- Staff Review Time:** Approximately 4 to 5 weeks prior to the Public Hearing date.
- Planning Commission:** Held the second Monday of each month at 6:00 p.m.
- City Council:** Held the first and third Mondays of each month at 6:00 p.m.

All meetings are held in the City Council Chambers at 2525 Circle Drive in Scottsbluff.

REQUIREMENTS

- ☒ Pre-application meeting with City Planner
- ☒ Rezone Fees \$100.00 plus
- ☐ Cost of postage for everyone within 300 feet + \$3.00 per property owner
- ☐ Provide a list (in mailing label format) of property owners within 300 feet of the exterior boundaries of the property to be rezoned together with:
 - ☐ A map(s) that clearly show the ownership within the 300 feet

- ☒ A letter from the property owner giving permission that their property maybe rezoned.
- ☒ Legal description of the property - on disk or emailed to the City Development Service Department in Word format and a map of property to be rezoned.
- ☒ A Letter from the petitioner that the proposed use:
 - ☐ Would provide a service required by the neighborhood and/or community and be consistent with sound land use.
 - ☒ Would not be injurious to the adjacent properties or uses
 - ☒ That rezoning the property would not create special hazards or problems for the neighborhood or community
 - ☐ Would be harmonious and consistent with the plan for the area in the Comprehensive Plan
 - ☐ Why the rezone of the property should be granted.

If any of these items are not submitted with the application City Staff maintains the right to return the application as incomplete.

Rezone Process

After staff receives a completed application the staff will write a report to the Planning Commission including their recommendation. The Planning Commission will then hold a public hearing (which must be noticed in newspaper 10 days prior to the hearing) pertaining to the Zone Change and either recommend supporting the zone change or not to the City Council. After the Planning Commission the City Council will also hold a public hearing on the rezone request and either approve, approve with conditions or deny the request.



RE: Rezoning of 240474 Highland Road (Proposed)

To whom it may concern:

This letter is written in order to ensure that the rezoning of this property would provide a service required by the community, is consistent with sound land use, will not be injurious to the adjacent property owners, will not create a special hazard or problem for the community or neighborhood, and will be harmonious and consistent with the plan for the area.

The planned development is for a commercial lot that will fall within the zoning of C-3. The property is bordered to the west and north by A zoned properties and to the east and south by R-1B zoned properties. In addition, approximately .5 miles east and west of the property the zoning is C-3, of which we are requesting this property be re-zoned to.

Given this, we request that our request to rezone the property to C-3 be granted.

Thank you for your consideration,

Gregg M. Schilz
Land Surveyor
NE L.S. 785
gschilz@mcschaff.com
Office: 308-635-1926
Cell: 308-631-7099



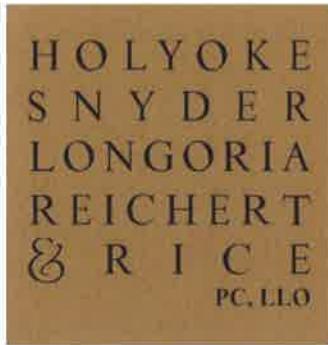
Zach Glaubius
Project and Planning Coordinator
City of Scottsbluff

Reason for Block 1, BF Properties:

Mr. Frank and Mr. Henkel have agreed on the sale/purchase of 6 acres for Henkel Ag Repairs expansion of the business. From our conversation we will need to rezone from A to C-3 the 6 acres to fit the land use.

The East side of the property has a 50' easement for Winters Creek Canal and a 20' easement for the extension of SID No. 4-A.

Gregg M. Schilz
Land Surveyor
NE L.S. 785
gschilz@mcschaff.com
Office: 308-635-1926
Cell: 308-631-7099



Attorneys At Law
1714 Second Avenue
Post Office Box 2424
Scottsbluff, NE 69363-2424

Telephone: (308) 635-5000
Facsimile: (308) 635-8000
www.panhandlejustice.com

Thomas T. Holyoke
Andrew W. Snyder
Jonas I. Longoria
Katy A. Reichert
Brendan J. Rice*

*Licensed in Nebraska & Wyoming

September 8, 2021

Via E-Mail Only

Mr. Gregg Schilz

MC Schaff

gschilz@mcschaff.com

Re: Opinion of Ownership
Partial Tract, SW1/4 Section 20, Township 22 North, Range 54 West of the
6th P.M., Scotts Bluff County, Nebraska

Dear Mr. Schilz:

On behalf of Frank Properties LLC, I have reviewed the records of the Register of Deeds of Scotts Bluff County, Nebraska, in connection with the ownership of a partial tract of real property located within the Southwest Quarter of Section 20, Township 22 North, Range 54 West of the 6th PM, Scotts Bluff County, Nebraska, also identified by its Parcel Identification Number 010024247.

From a review of the records of the Register of Deeds it is clear that Frank Properties LLC, a Nebraska limited liability company received title to the subject premises via Trustee's Warranty Deed dated December 28, 2017 and recorded as Instrument Number 2018-50.

As such, it is my conclusion that Frank Properties LLC is the lawful owner of record of the subject premises. Please feel free to contact me with any further comments or questions. Thank you.

Very Truly Yours,

Brendan J. Rice

BJR:sq

PRELIMINARY PLAT

BLOCK 1, BF PROPERTIES

SITUATED IN THE SOUTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 22 NORTH, RANGE 54 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



VICINITY MAP

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 20, THENCE WESTERLY ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 20, ON AN ASSUMED BEARING OF N88°40'19"W, A DISTANCE OF 440.00 FEET, THENCE BEARING N02°56'14"E, ON A LINE BEING 440.00 FEET WEST OF AND PARALLEL WITH THE NORTH - SOUTH CENTERLINE OF SECTION 20, A DISTANCE OF 594.00 FEET, THENCE BEARING S88°40'19"E, ON A LINE BEING 594.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 20, A DISTANCE OF 440.00 FEET, TO THE POINT OF INTERSECTION WITH THE NORTH - SOUTH CENTERLINE OF SECTION 20, SAID LINE ALSO BEING THE WEST LINE OF LOT 1, HILLEREDGE ADDITION, THENCE BEARING S02°56'14"W, ON SAID SECTION LINE AND WEST LINE OF SAID LOT 1, A DISTANCE OF 594.00 FEET, TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING AN AREA OF 6.00 ACRES, MORE OR LESS.

AND SAID TRACT TO INCLUDE A DITCH EASEMENT FOR WINTERS CREEK CANAL AND SANITARY SEWER EASEMENT FOR THE EXTENSION OF SANITARY SEWER IMPROVEMENT DISTRICT NUMBER 4-A, AS SHOWN ON THE ACCOMPANYING SURVEY PLAT.

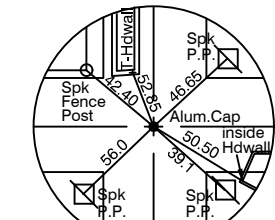
UNPLATTED LAND
OWNER: FRANK PROPERTIES LLC
PO BOX 2395
SCOTTSBLUFF NE 69363
ZONED A - AGRICULTURAL

LEGEND

- EXISTING 5/8" REBAR, OR AS NOTED
- SET 5/8" x 24" REBAR, OR AS NOTED
- POWER POLE
- LIGHT POLE
- EXISTING MANHOLE, AS NOTED
- CURB STOP
- ELECTRICAL BOX
- FIRE HYDRANT
- GUY WIRE
- TELEPHONE PEDESTAL
- GAS METER
- MAIL BOX
- UTILITY EASEMENT
- MEASURED
- RECORD
- RIGHT OF WAY
- CLEANOUT
- WELL
- STORM INLET
- BOLLARD
- FENCE POST
- BSL
- BUILDING SETBACK LINE
- PROPERTY LINE
- UTILITY EASEMENT
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- SANITARY SEWER LINE
- 1" CONTOUR LINE WITH ELEVATION
- SPOT ELEVATION

Scale in Feet
0 50 100

NOTE: All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.



SOUTHWEST CORNER
Section 20, T22N-R54W
Aluminum Cap

Valve Box
ELEV 3869.26

Fire Hydrant
Top Nut
ELEV 3872.95

LT 9, DEERE VALLEY SUB
OWNER: SCHARF, RYAN & NICOLE
240351 HIGHLAND RD
SCOTTSBLUFF NE 69361
ZONED R1-B

TR IN NW 29-22-54 (2.43)
OWNER: THP ENTERPRISES LLC
250733 HIGHLAND RD
SCOTTSBLUFF NE 69361
ZONED R1-B

UNPLATTED LAND
OWNER: FRANK PROPERTIES LLC
PO BOX 2395
SCOTTSBLUFF NE 69363
ZONED A - AGRICULTURAL

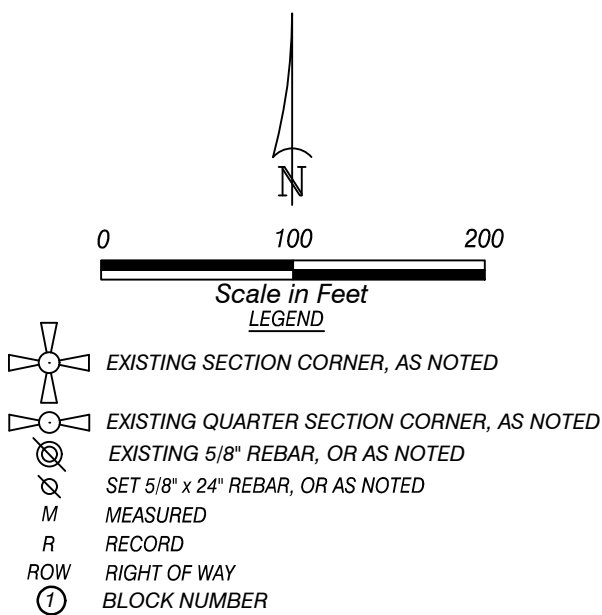
GENERAL NOTES

- Underground utilities shown are based on locates from the Nebraska One Call System, previous surveys and information from city maps, and may or may not represent the true location of shown utility, or the presence of all buried existing utilities.
- Flood Plain Information: This property is located in Flood Plain Zone X, as shown on FIRM Map, Community Panel No. 310473-0175-A, effective date June 18, 1990.
 - Zone X refers to areas determined to be outside 500-year flood plain.
- Zoning Information: This property is zoned C3 (HEAVY COMMERCIAL) in the City of Scottsbluff, Nebraska. The Building Setback requirements as per zoning designation is as follows:
 - SETBACK REQUIREMENTS FOR ZONE C3 HEAVY COMMERCIAL
 - Front yard setback - NONE - The required minimum R Zone setback applies if the frontage between (2) streets separates an R Zone and a C Zone. If all frontage between 2 streets is in a C Zone, no front setback is required.
 - Rear yard setback - NONE - Accept for a lot abutting a lot in an R zone, in which case the minimum rear yard setback is 15 feet.
 - Interior Side yard setback - NONE - Accept for a lot whose side abuts the side of a lot in an R zone, in which case the minimum interior side yard setback is 5 feet.
 - The maximum height of building allowed - 35 feet (source: Scottsbluff Municipal Code Section 25-3-4 and 25-3-15)
- Developer - Brian Frank, FRANK PROPERTIES 2 LLC, PO BOX 2395, SCOTTSBLUFF NE 69363
- Parking Spaces - As per City requirement and ADA guidelines.

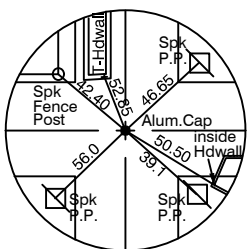
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FINAL PLAT

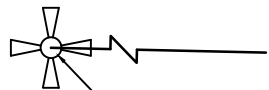
BLOCK 1, BF PROPERTIES
SITUATED IN THE SOUTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 22 NORTH, RANGE 54 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



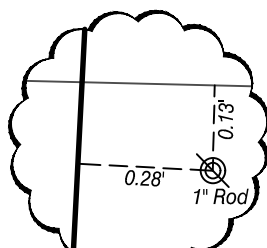
NOTE: All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.



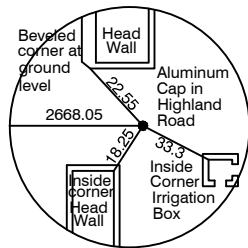
SOUTHWEST CORNER
Section 20, T22N-R54W
Aluminum Cap



LT 9, DEERE VALLEY SUB



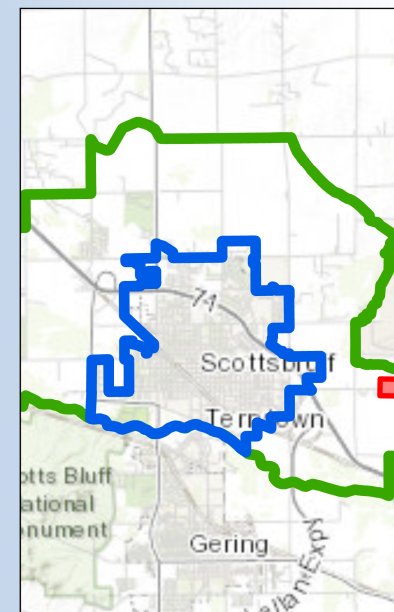
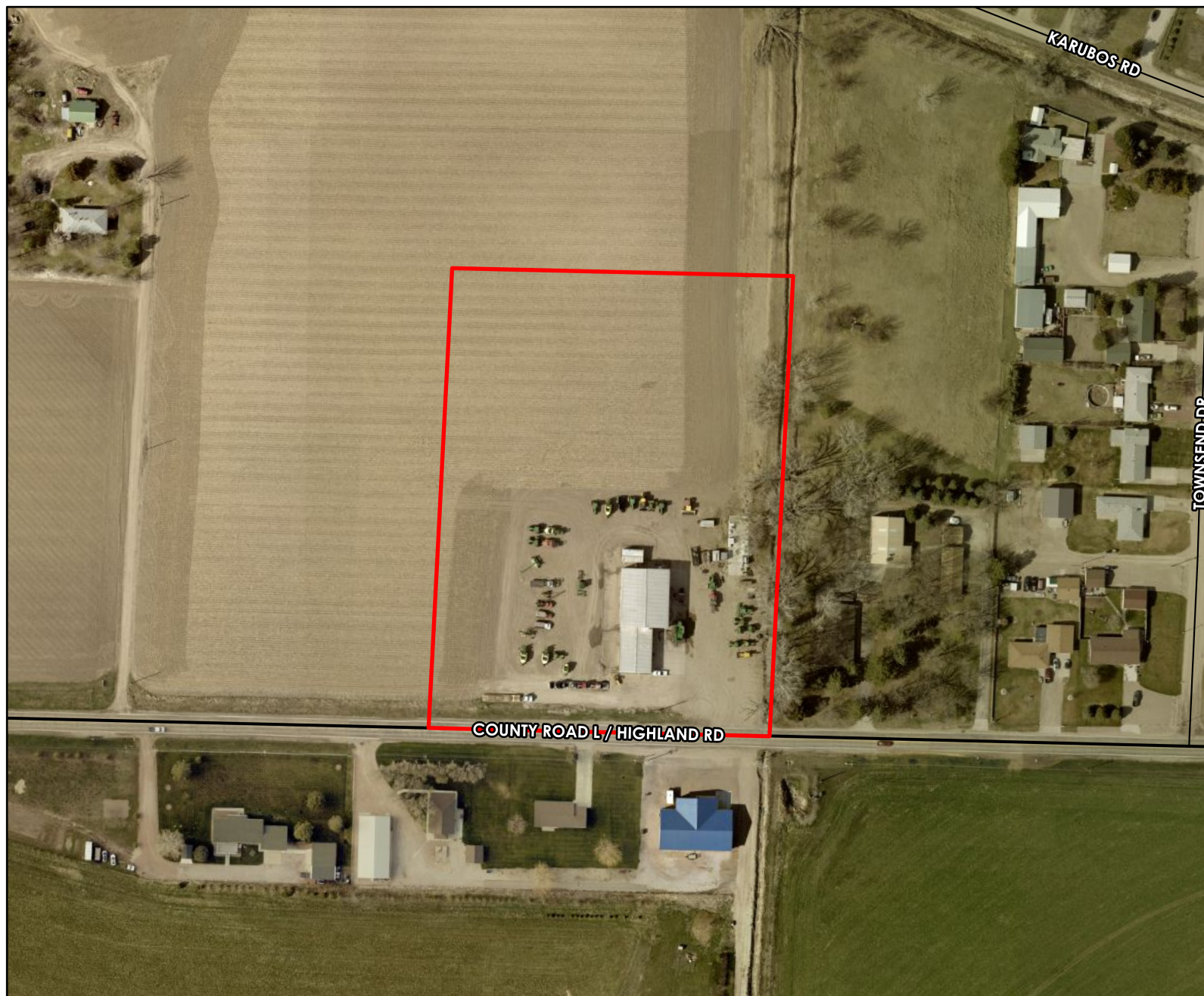
See Detail



SOUTH QUARTER CORNER
Section 20, T22N-R54W
Aluminum Cap

HIGHLAND ROAD
33.00' ROW

UNPLATTED
LAND



Proposed Changes

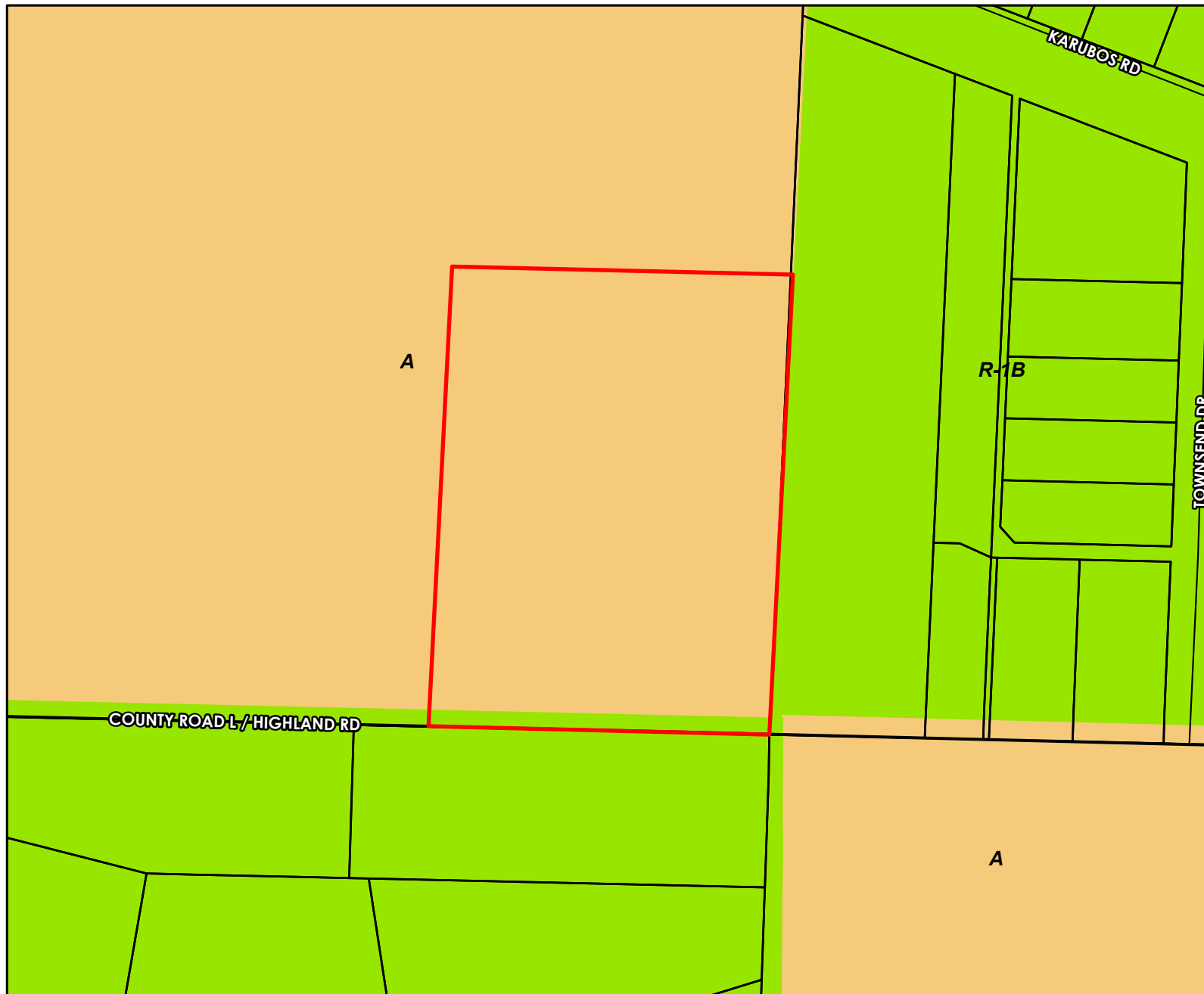
Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural

Taylor Stephens
City of Scottsbluff GIS
Created on September 28, 2021
Coordinate System:
NAD 1983 State Plane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

The City makes no representation or warranty as to the accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon.



Proposed Changes

Parcel Boundaries

Zoning

- A
- AR
- C-1
- C-2
- C-3
- M-1
- M-2
- O&P
- PBC
- R-1
- R-1A
- R-1B
- R-4
- R-6

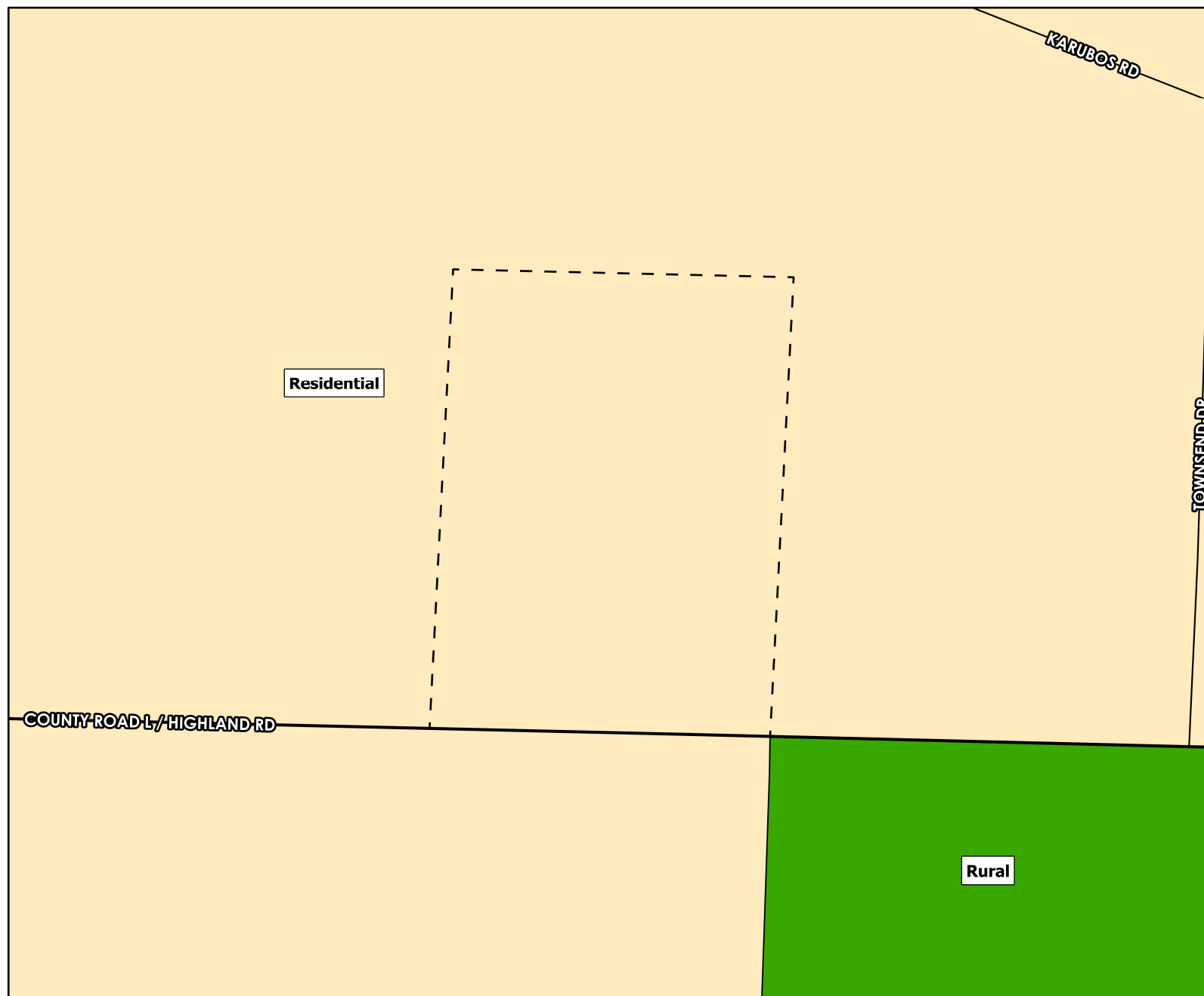
Street Centerlines

CLASS

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Proposed Changes

2016 Comp. Plan Land Use

- Automobile Commercial
- Avenue B and Hospital Campus
- Central Business District
- East Overland
- Highway 26 Commercial
- Northwest Commercial
- Residential
- Rural
- Rural Residential
- Southeast Industrial and Commercial
- South Broadway
- WNCC and Surrounding Area

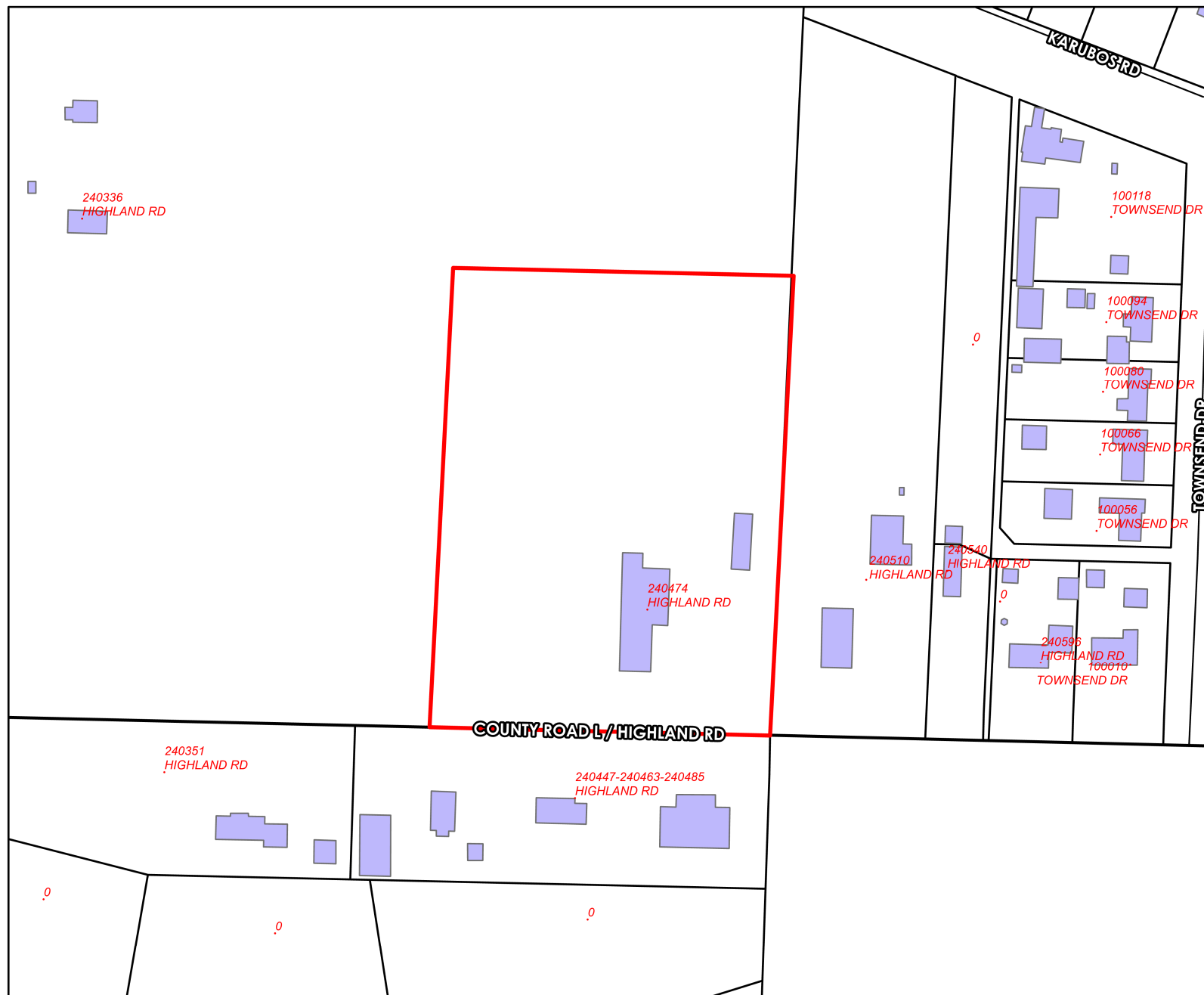
Street Centerlines

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Proposed Changes

Building

Parcel Boundaries

Street Centerlines

CLASS

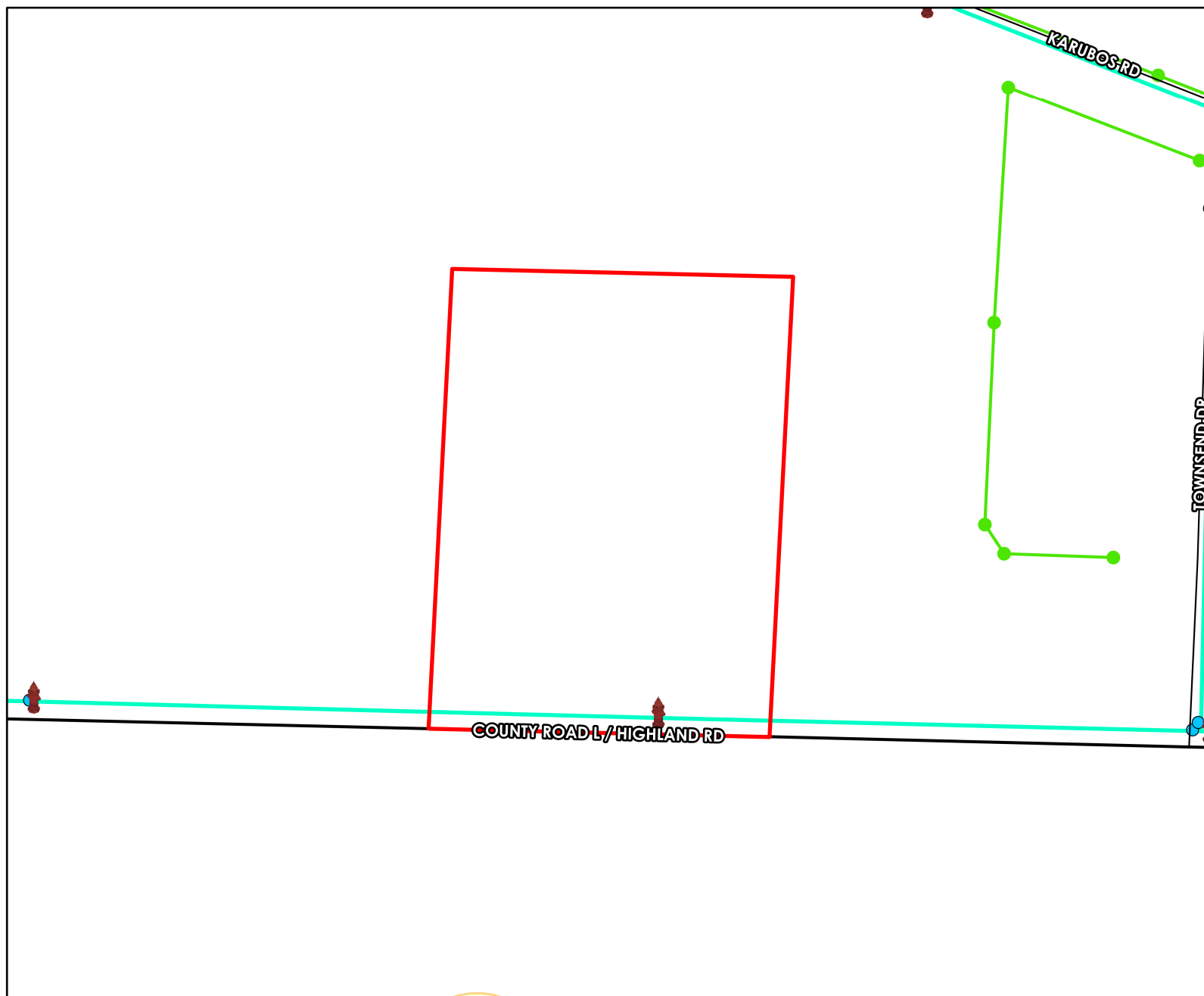
Highway

Main Road

Residential/Rural

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- Proposed Changes
- Easement
- ◆ Water Curbstop
- Water Valve
- Water Manhole
- ⬮ Fire Hydrants
- Water Lines
- Verified_Manhole
- Wastewater Lines
- ▲ Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural

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PLANING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
October 11, 2021
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, October 11, 2021, at 6:00 PM in the Scottsbluff City Council Chambers at 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting was published in the Star-Herald, a newspaper of local circulation in the City, on October 1, 2021. The notice stated the date, time, and location of the meeting, and that the meeting was open to the public, that anyone with a disability desiring reasonable accommodation to attend should contact the Development Services office. An agenda is kept current and available for public inspection at the Development Services office provided; the Planning Commission can modify the agenda at the meeting, if the business was determined that an emergency so required. A copy of the agenda packet was delivered to each Planning Commission member.

- 1 Chairman Dana Weber called the meeting to order at 6:00 PM. Roll call consisted of the following members being present, Henry Huber, Dana Weber, Angie Aguillo, Becky Estrada, Callen Wayman "Absent": Anita Chadwick, Dave Gompert, Jim Zitterkopf, Mark Westphal, Linda Redfern (Alternate). City Officials present were Zachary Glaubius, Secretary/Planning Administrator, Taylor Stephens, GIS Analyst, Tom Schingle, Fire Chief, and Kent Hadenfeldt, City Attorney.
- 2 Chairman Weber informed those present of the Nebraska Open Meetings Act and that a copy was located on the south wall of the Council Chambers.
- 3 Acknowledgement of any changes in the agenda: None.
- 4 Business not on the agenda: None.
- 5 The minutes from the September 13 2021 meeting were reviewed. Conclusion, a motion was made by Wayman and seconded by Estrada to approve the minutes from September 13, 2021 meeting conditional on the revision to correctly show Wayman as absent. "Yeas": Huber, Wayman, Estrada, Weber, Aguillo, "Abstained": None, "Absent": Chadwick, Gompert, Zitterkopf, Westphal, Redfern. The motion carried.
- 6 Chairman Weber opened the public hearing at 6:04 PM for the 26 Group Fuel Station and Convenience Store – West Project at Lots 11, 12, and 13, Hight's Addition, also known as 823, 827, 831, and 837 W. 27th Street.
- 7 City Attorney Kent Hadenfeldt stated the applicant was not present at the meeting. Hadenfeldt stated the applicant spoke with Deputy City Attorney John Selzer earlier that afternoon about an update to the redevelopment plan, however the update did not have any bearing on the Planning Commission's review. Hadenfeldt presented the application. Hadenfeldt stated the plan is to redevelop the lots on the northeast corner of W. 27th Street and Avenue I. Hadenfeldt stated that the existing buildings would be demolished and a new convenience store and gas station would be built. Hadenfeldt stated that one of the changes from today to the plan is an increase in size of the building from 4,500 sq. ft. to 7,500 sq. ft. Hadenfeldt stated the purpose of the Planning Commission's review is to determine whether the plan is in compliance with the comprehensive plan. Hadenfeldt stated that the city attorney's office finds the plan to be in compliance with the City's comprehensive plan. Weber asked Hadenfeldt if he was at the meeting on behalf of the City of Scottsbluff. Hadenfeldt stated for the record that his firm does represent the applicant, but Hadenfeldt stated that he was present on behalf of the city and planning commission. Wayman asked Glaubius if the project is located in the blighted and

substandard area of the city, and Glaubius confirmed. Weber informed the Planning Commission that a sample resolution for the approval of the 26 Group, LLC redevelopment plan was in the agenda packet. Hadenfeldt instructed the Planning Commission to close the public hearing, and Weber closed the public hearing at 6:07 PM. Wayman made a positive recommendation for the approval of the redevelopment plan. Huber asked Hadenfeldt if the developer was applying for TIF money. Hadenfeldt stated that the development would use tax increment financing to fund the improvements. Huber asked if this is the same developer of the existing Essential Fuels convenience store and gas station on Highway 26 and E. Overland Drive. Hadenfeldt stated it was. Huber asked if there were any restrictions on how much TIF money a developer could receive. Hadenfeldt stated that there is no pool of money for TIF. Hadenfeldt stated that the developer will improve the property and continue to pay property taxes on the base property value. Hadenfeldt stated that the amount of the difference between the base property value and improved property value would go towards purchasing a bond to pay for the improvements. Huber stated that he understood this, but did not understand how a developer can get TIF in one part of the city and also another part of the city. Wayman asked Huber if Huber was asking if there was a cap on TIF. Wayman and Hadenfeldt stated that only 35% of the city can be considered blighted and substandard. Hadenfeldt stated that TIF can be granted until there are no blighted areas remaining in the city, and it is an incentive for developers to improve blighted areas and remove the areas from blighted districts. Huber asked how big was the notification area for this project. Glaubius stated that TIF projects are only advertised through public notice and no letters are mailed out to nearby property owners. Hadenfeldt stated that only rezoning requires the city to mail out letters to nearby property owners. Huber stated that signs were put up in other areas as a reference to the Item 7C rezone. Huber stated that he spoke to several people who lived within two blocks of this development, and they were not aware of the project. Hadenfeldt stated that the only time notification letters are sent out is if there is a zoning code change or zoning map change. Aguallo stated that this property had previously been used as a gas station. Hadenfeldt stated that gas stations are permitted in the C-2 district. Wayman and Aguallo stated that the use of the property was not changing. Huber stated that not all of the property was used as a gas station since there was a laundromat there too. Wayman stated that a gas station is still a permitted use in the C-2 district. Hadenfeldt stated the nearby property owners would not be notified as there is no change to the zoning. Huber stated that he thought the property owners should have been notified, and Hadenfeldt stated it was not a requirement to notify them. Weber asked Hadenfeldt if there should be any conditions added to the motion due to the changes to the redevelopment plan. Hadenfeldt stated that the changes to the redevelopment plan did not affect the Planning Commission review. Wayman stated that per the plan there would be \$2.88 of private funds for every TIF dollar, and Hadenfeldt stated that the developer is investing a significant amount of their own money into the project. Conclusion: Motion by Wayman, seconded by Aguallo to make a positive recommendation on the approval of the Redevelopment Plan for the 26 Group Fuel Station and Convenience Store-West Project. "Yeas": Wayman, Estrada, Weber, Aguallo "Nays" Huber "Abstained": None, "Absent": Chadwick, Gompert, Zitterkopf, Westphal, Redfern. The motion carried.

- 8 Chairman Weber opened the public hearing at 6:14 PM for the BDS2C, LLC Flyover Brewing Company Expansion Project located at Lot 22, Main Street Addition, also known as 1820 Broadway.
- 9 Hadenfeldt stated the co-owner Andrea Margheim was present at the meeting. Margheim stated that the property is located next to the existing brewery. Margheim stated the expansion will provide employee offices, production space, and expansion of the dining room. Margheim

stated that the TIF eligible expenses for the project were concrete work, roof work, and engineering fees. Margheim stated the expansion will allow the brewery to hold events and expand production. Weber stated that the redevelopment shows most of the funding for the project will be private. Margheim stated that the project will mostly be private funded and will also be receiving LB840 funding. Weber closed the public hearing at 6:16 PM. Conclusion: Motion by Wayman, seconded by Estrada to make a positive recommendation on the approval of the Redevelopment Plan for BDS3C, LLC Flyover Brewing Company Expansion Project. "Yeas": Wayman, Estrada, Weber, Aguallo, Huber "Nays" None "Abstained": None, "Absent": Chadwick, Gompert, Zitterkopf, Westphal, Redfern. The motion carried.

- 10 Chairman Weber introduced Item 7A & 7B regarding the preliminary and final plats for Lots 1 and 2, Block 3, West Nebraska Express Subdivision. Weber asked Hadenfeldt if the public hearing for both the preliminary and final plat could be held concurrently. Hadenfeldt stated they could. Representative for the applicant Greg Schilz with MC Schaff and Associates informed the Planning Commission that the owners of 24-7 Fitness desire to purchase the building they rent. Schilz stated there will be a 14-foot utility easement between the two buildings on Lot 1 and 2 as well as a 15' access easement on the northwest corner of Lot 2. Schilz stated they were seeking positive approval on the plats. Aguallo asked if the applicant wanted to purchase the front building. Schilz stated the owner of 24-7 will purchase the entire building in which they are located. Weber asked if there were any other comments, and there were none. Weber closed the public hearing at 6:19 PM. Weber asked for a motion. Conclusion: Motion by Estrada to make a positive recommendation to City Council regarding the preliminary and final plat of Lots 1 and 2, Block 3, West Nebraska Express, seconded by Wayman. "Yeas": Wayman, Estrada, Weber, Aguallo "Nays" Huber "Abstained": None, "Absent": Chadwick, Gompert, Zitterkopf, Westphal, Redfern. The motion carried.
- 11 Weber introduced Item 7C & 7D regarding the preliminary and final plats for Block 1, BF Properties. Weber opened the public hearing at 6:20 PM. Representative for the applicant Greg Schilz with MC Schaff and Associates stated that Brian Frank and Henkel Ag agreed on a subdivision of 6 acres to Henkel, who had improved the land. Schilz stated that the new lot would need to be rezone from A-Agricultural to C-3 Heavy Commercial district. Schilz stated that there is an extension of SID 4A on the east side of the property. Weber closed the public hearing at 6:21 PM. Weber asked if there were any questions and for a motion. Weber asked Hadenfeldt if there was a notification to the nearby property owners. Hadenfeldt stated that the nearby property owners would have received notification letters as there is a rezone. Glaubius confirmed notification letters had been mailed out. Aguallo stated that it appeared no property owners were concerned as none had attended the meeting. Weber stated that there was already commercial activity there. Schilz stated that there is C-3 on both sides of the residential area. Wayman asked if the SID referred to the sewer connection, and Schilz stated it was. Conclusion: Motion by Estrada, seconded by Huber to make a positive recommendation to City Council regarding the preliminary and final plats for Block 1, BF Properties. "Yeas": Wayman, Estrada, Weber, Aguallo "Nays" Huber "Abstained": None, "Absent": Chadwick, Gompert, Zitterkopf, Westphal, Redfern. The motion carried.
- 12 Weber introduced Item 7E regarding the rezone request for Block 1, BF Properties from A-Agricultural to C-3 Heavy Commercial. Aguallo asked if the Planning Commission was the final say on the approval of a rezone. Hadenfeldt stated that the Planning Commission would need to make a positive recommendation, and City Council would have to approve an ordinance on the rezone. The public hearing for the rezone was held concurrently with the preliminary and final plat public hearing for the subdivision. Conclusion: Motion by Aguallo, seconded by Wayman to make a positive recommendation on the approval of the rezone request for Block 1, BF

Properties to the City Council. "Yeas": Wayman, Estrada, Weber, Aguallo "Nays" Huber "Abstained": None, "Absent": Chadwick, Gompert, Zitterkopf, Westphal, Redfern. The motion carried.

- 13 Weber introduced Item 8 regarding officer elections. Estrada nominated Weber for chairman and Aguallo, Wayman, and Huber agreed. Weber accepted the nomination. Motion by Estrada, seconded Huber to elect Weber to chairman. Aguallo asked who the previous vice-chairman was. Estrada stated it was Anita Chadwick. Huber nominated Estrada to vice-chairman, seconded by Weber. Estrada accepted the nomination. Conclusion: Motion by Estrada, seconded by Huber to elect Weber as Planning Commission Chairman "Yeas": Wayman, Estrada, Weber, Aguallo "Nays" Huber "Abstained": None, "Absent": Chadwick, Gompert, Zitterkopf, Westphal, Redfern. Conclusion: Motion by Huber, seconded by Weber to elect Estrada as Planning Commission Vice-Chairman. "Yeas": Wayman, Estrada, Weber, Aguallo "Nays" Huber "Abstained": None, "Absent": Chadwick, Gompert, Zitterkopf, Westphal, Redfern. The motion carried. The motion carried.
- 14 Weber introduced Item 9 regarding staff reports. Weber asked Glaubius if there were any staff reports. Glaubius stated he intended to bring the Planning Commission rules to the next meeting for the Planning Commission to review and potentially revise.
- 15 Weber introduced Item 10 regarding scheduling the next Planning Commission meeting on November 8, 2021.
- 16 Adjournment: Motion by Wayman, seconded by Estrada to adjourn the meeting at 6:26 PM.

Chairman Dana Weber

Zachary Glaubius, Secretary

City of Scottsbluff, Nebraska

Monday, November 1, 2021

Regular Meeting

Item Subdiv.1

Council to discuss and consider action on the Preliminary and Final Plats of Block 1, BF Properties located at 240474 Highland Road, Scottsbluff, NE and authorize the Mayor to sign the Resolution.

Staff Contact: Zachary Glaubius, Planning Administrator

Agenda Statement

Item No.

For Meeting of: November 1, 2021

AGENDA TITLE: Council to discuss and consider action on the Preliminary and Final Plat of Block 1, BF Properties located at 240474 Highland Road, Scottsbluff, NE, and authorize the Mayor to sign the Resolution

SUBMITTED BY DEPARTMENT/ORGANIZATION: Department of Development Services

PRESENTATION BY: Zachary Glaubius, Planning Administrator

SUMMARY EXPLANATION: Proposed subdivision is located in the City of Scottsbluff Extra-Territorial Jurisdiction. Applicant and future land owner desire to subdivide 6 acres from the main property for the existing Henkel Ag Repairs business.

BOARD/COMMISSION RECOMMENDATION: Planning Commission made a positive recommendation on approval of the preliminary and final plats to City Council at the 10-11-2021 P.C. regular meeting.

STAFF RECOMMENDATION: Staff recommends approval Preliminary and Final Plat of Block 1, BF Properties

EXHIBITS

Resolution ☒

Ordinance ☐

Contract ☐

Minutes ☒

Plan/Map ☐

Other (specify) Planning Commission Staff Report

NOTIFICATION LIST: Yes ☐ No ☐ Further Instructions ☐

Please list names and addresses required for notification.

Rev: 11/15/12 City Clerk

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev: 11/15/12 City Clerk

RESOLUTION NO. 21-__

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

WHEREAS, BE IT RESOLVED, the preliminary and final plat of Block 1, BF Properties, situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, dated September 16, 2021, duly made, acknowledged and certified, is approved and the Mayor is authorized to sign the Plat on behalf of the City of Scottsbluff, Nebraska. Such Plat is ordered filed and recorded in the office of the Register of Deeds, Scotts Bluff County, Nebraska.

Passed and approved this 1st day of November, 2021.

Mayor

ATTEST:

City Clerk

City of Scottsbluff, Nebraska

Monday, November 1, 2021

Regular Meeting

Item Subdiv.2

Council to discuss and consider action on the Preliminary and Final Plats of Lots 1 & 2 West Nebraska Express Subdivision located at 615 & 619 South Beltline Highway, Scottsbluff, NE and authorize the Mayor to sign the Resolution.

Staff Contact: Zachary Glaubius, Planning Administrator

Agenda Statement

Item No.

For Meeting of: November 1, 2021

AGENDA TITLE: Council to discuss and consider action on the Preliminary and Final Plats of Lots 1 & 2, Block 3, West Nebraska Express Subdivision located at 615 & 619 South Beltline Highway East, Scottsbluff, NE, and authorize Mayor to sign the Resolution

SUBMITTED BY DEPARTMENT/ORGANIZATION: Department of Development Services

PRESENTATION BY: Zachary Glaubius, Planning Administrator

SUMMARY EXPLANATION: The applicant seeks to split the existing lot into two lots and add an access easement and a utility easement. The business operator at 615 South Beltline Highway East intends to purchase the 615 property from the existing owner.

BOARD/COMMISSION RECOMMENDATION: Planning Commission made a positive recommendation on approval of the preliminary and final plat to City Council at the 10-11-2021 P.C. regular meeting.

STAFF RECOMMENDATION: Staff recommends approval zone change for Block 1, BF Properties from A-Agricultural to C-3 Heavy Commercial.

EXHIBITS

Resolution ☒ Ordinance ☐ Contract ☐ Minutes ☒ Plan/Map ☐

Other (specify) Planning Commission Staff Report

NOTIFICATION LIST: Yes ☐ No ☐ Further Instructions ☐
Please list names and addresses required for notification.

Rev: 11/15/12 City Clerk

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev: 11/15/12 City Clerk

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: September 27, 2021 For Hearing of: October 11, 2021



I. GENERAL INFORMATION

- A. Applicant:** 21st Century Land, LLC
619 E. South Beltline Highway
Scottsbluff, NE 69361
- B. Property**
Owner: Same as Applicant
- C. Proposal:** Request to replat Block 3, West Nebraska Express Subdivision, into two separate lots and add utility easement and access easement
- D. Legal Description:** Block 3, West Nebraska Express (to be replatted as Lots 1 and 2, Block 3, West Nebraska Express Subdivision)
- E. Location:** 615 & 619 South Beltline Highway
- F. Existing Zoning & Land Use:** C-3 Heavy Commercial. Two buildings are located at this site. The buildings are used as offices and a fitness gym.
- G. Size of Site:** Approximately 4.63 Acres | Proposed Lot 1: 58,720 sq. ft. | Proposed Lot 2: 143,522 sq. ft.

II. BACKGROUND INFORMATION

A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Commercial	C-3 Heavy Commercial	BNSF Railroad
East	Commercial	C-3 Heavy Commercial	Commercial Storage and Contractor's Shop
South	Commercial	M-1 Light Manufacturing and Industrial	Self-Storage Facility, Vehicle Sales & Repair
West	Commercial	C-3 Heavy Commercial	Office Building, Trucking Company

B. Relevant Case History

1. The Blighted and Substandard Designation for this site was approved by City Council in 1994.
2. Block 3, West Nebraska Express Subdivision was platted October 10, 1994.

III. ANALYSIS

A. Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan currently shows the site as Automobile Commercial (Commercial)

B. Traffic & Access:

1. Current access to Block 3 is frontage along S. Beltline Highway.
2. The accesses above will remain for the proposed Lot 1.
3. The proposed Lot 2 will also be accessible via a 15' wide access easement is proposed for access from Block 2. Both Block 2 and Lot 2, Block 3 will remain owned by the same owner.

C. Utilities:

1. The current lot has access to water, and sewer.
2. Proposed Lot 1 will have access to water and sewer.
3. Proposed Lot 2 will have access to water and sewer.

IV. STAFF COMMENTS

A. The proposed Lot 2 does not follow 21-1-24 as due to the diagonal property line in the northwest corner. Applicant has stated the reasoning for the unique property line is for access. The access easement is to justify the non-perpendicular lot line.

B. As this is a new subdivision, sidewalks are required per Code 21-1-36.

C. A 14' wide utility easement will be located between the two buildings.

V. FINDINGS OF FACT

A. Findings of Fact to Recommend Its Approval May Include:

1. The Comprehensive Plan identifies the area as commercial and the lots will remain C-3.
2. The 15' wide access easement will provide access from Lot 2 to Block 2.
3. No minimum lot size requirement for C-3 Zone.

B. Findings of Fact to Not Recommend Approval May Include:

1. Lot 2 does not meet 21-123 regarding inside lot lines being perpendicular to a straight street line.

VI. STAFF RECOMMENDATION

A. Staff recommends Planning Commission recommend approval of the Final Plat of Lots 1 and 2, Block 3, West Nebraska Express Subdivision.



City of Scottsbluff, Nebraska

Application for a Preliminary Plat Subdivision

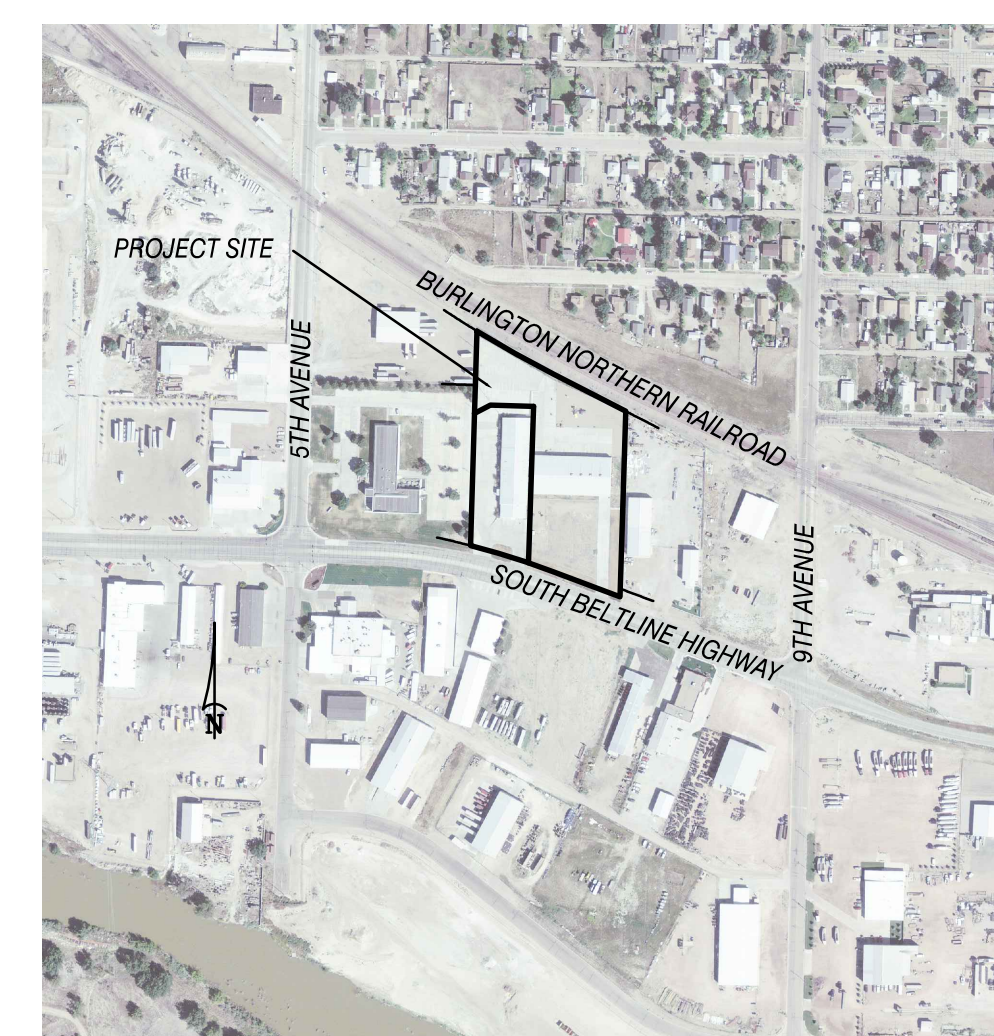
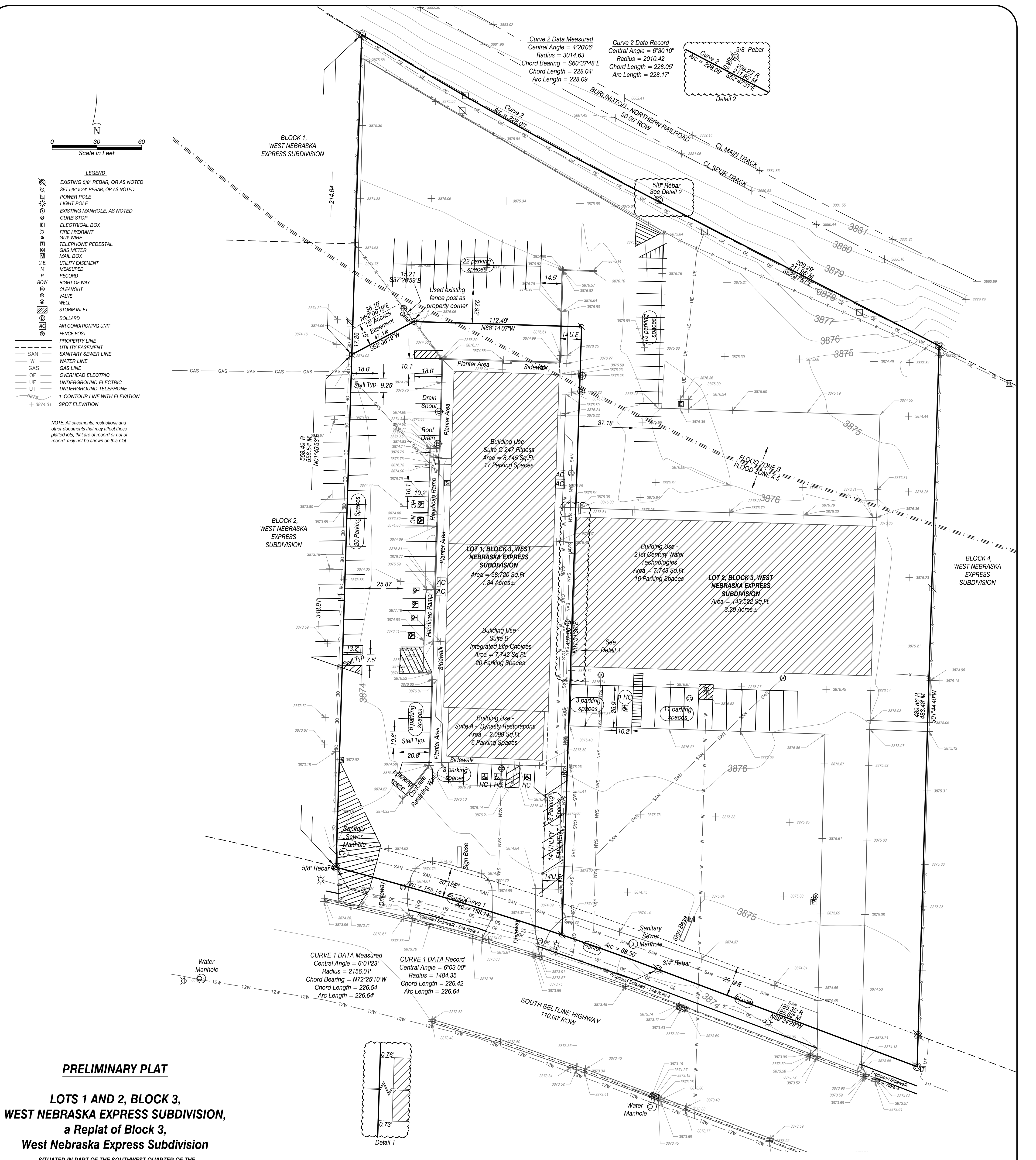
Date: August 18, 2021			DO NOT WRITE IN THIS BLOCK	
Address (Location): 615 & 619 E. South Beltline Highway			Permit Number:	
Applicant's Name: 21st Century Land, LLC			Plat Approved _____ Denied _____	
Applicant's Address: 615 & 619 E. South Beltline Highway			Date Issued:	
City: Scottsbluff	State: NE	Zip: 69361	Comp. Plan Land Use:	Zone:
Telephone: 308-203-1322	Mobile: 308-631-0082	Email:	Attached: Plot Plan Legal Description (in Word) \$100.00 filing fee \$3.00 per property owner within 300-feet Receipt # _____	
Property Owner: 21st Century Land, LLC				
Property Owner's Address: same as above.				
City:	State:	Zip:		
Telephone:	Mobile:	Email:		
Engineer or Surveyor: Gregg Schilz			Total Acreage:	
Engineer or Surveyor Address: MC Schaff & Associates 818 E. South Beltline Highway			Proposed number of lots: 2	
City: Scottsbluff	State: NE	Zip: 69361	Present Use of Property: Commercial	
Telephone: 308-635-1926	Mobile:	Email: gschilz@mcschaff.com	Proposed Use of Property: Commercial	
Location of property: On E. South Beltline approximately 1 block east of 5th & Beltline on the north side.			Present Zoning: C-3(Heavy Commercial)	
Please provide the following: Copy of Preliminary Plan (showing future & current property lines, fence lines, irrigation canals, future street widths, dimensions, existing structures, proposed structures, easements, etc..) Legal Description on a CD/Disk (in Word) \$100.00 filing fee Proof of Ownership of Property (See 21-1-50, Title Insurance, Attorney's opinion, Certificate of registered abstracter)				
The undersigned, hereby certify that he/she is familiar with all the requirements of Ordinance No. 3410 and amendments thereto, establishing minimum subdivision design standards to be installed by the subdivision and that he/she has caused said preliminary plat and plan to be prepared. He/she certifies that all requirements of Ordinance No. 3410 and amendments there to have been met and submits this application for approval subject to the requirements of said ordinance. I have also read and am familiar with the City Ordinances and will comply with these requirements; and that the statements herein contained are true and correct to the best of my knowledge and belief.				
Applicant's Signature: 			Date: 08/19/21	
Remarks: (Insert here any information not covered above)				



City of Scottsbluff, Nebraska

Application for a Final Plat Subdivision

Date: August 18, 2021			DO NOT WRITE IN THIS BLOCK	
Address (Location): 615 & 619 E. South Beltline Highway			Permit Number:	
Applicant's Name: 21st Century Land, LLC			Plat: ☐ Approved ☐ Denied	
Applicant's Address: 619 E. South Beltline Highway			Date Issued:	
City: Scottsbluff	State: NE	Zip: 69361	Comp. Plan Land Use:	Zone:
Telephone: 308-203-1322	Mobile: 308-631-0082	Email:	Attached: Final Plat Legal Description (in Word) \$100.00 filing fee Letter of transmittal Receipt # _____	
Property Owner: 21st Century Land, LLC				
Property Owner's Address: same as above.				
City:	State:	Zip:		
Telephone:	Mobile:	Email:		
Engineer or Surveyor: Gregg Schilz			Total Acreage: 4.36+- Acres	
Engineer or Surveyor Address: MC Schaff & Associates 818 E. South Beltline Highway			Proposed number of lots: 2	
City: Scottsbluff	State: NE	Zip: 69361	Present Use of Property: Commercial	
Telephone: 308-635-1926	Mobile:	Email: gschilz@mcschaff.com	Proposed Use of Property: Commercial	
Location of property:			Present Zoning: C-3(Heavy Commercial)	
Please provide the following: Copy of Final Plat (Mylar and 3.5" diskette or CD-ROM in AutoCAD format) Copy of Preliminary Plat (showing future & current property lines, fence lines, irrigation canals, future street widths, dimensions, existing structures, proposed structures, easements, etc..) Legal Description on a CD/Disk (in Word) \$100.00 filing fee (if not submitted with approval of Preliminary Plat) Letter of transmittal				
The undersigned, hereby certify that he/she is familiar with all the requirements of Ordinance No. 3410 and amendments thereto, establishing minimum subdivision design standards to be installed by the subdivision and that he/she has caused said preliminary plat and plan to be prepared. He/she certifies that all requirements of Ordinance No. 3410 and amendments there to have been met and submits this application for approval subject to the requirements of said ordinance. I have also read and am familiar with the City Ordinances and will comply with these requirements; and that the statements herein contained are true and correct to the best of my knowledge and belief.				
Applicant's Signature: 			Date: 08/19/21	
Remarks: (Insert here any information not covered above)				



SHEET 1 OF 1 P-1	DATE	
	REVISION	

SEAL

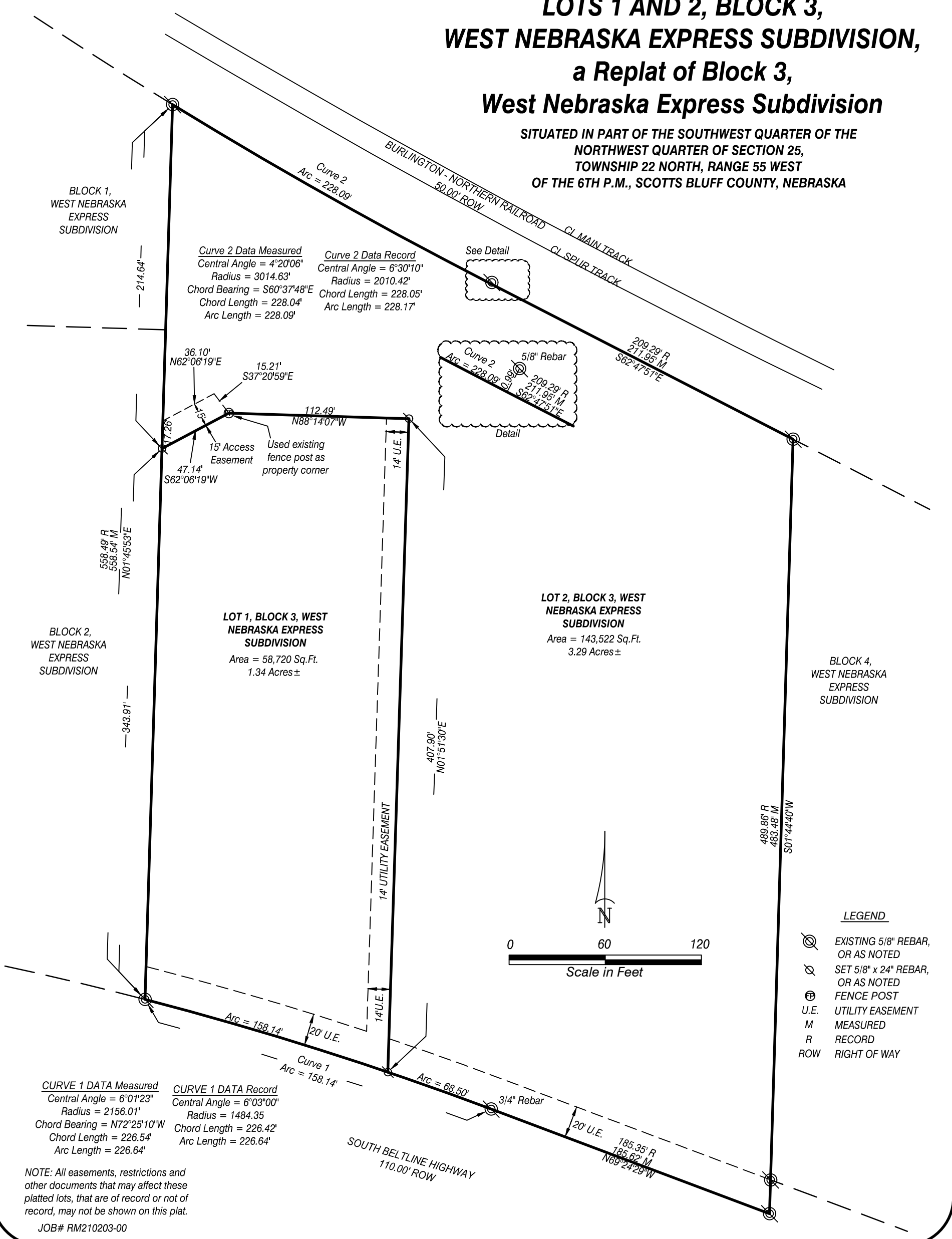
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PROJECT DATE:	JULY 27, 2021
D.P.S.:	
PROJECT TEAM:	

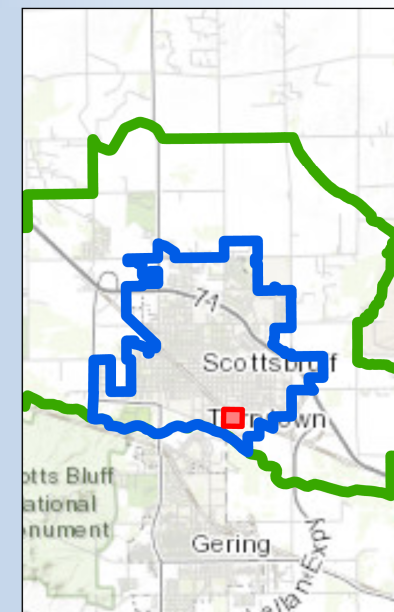
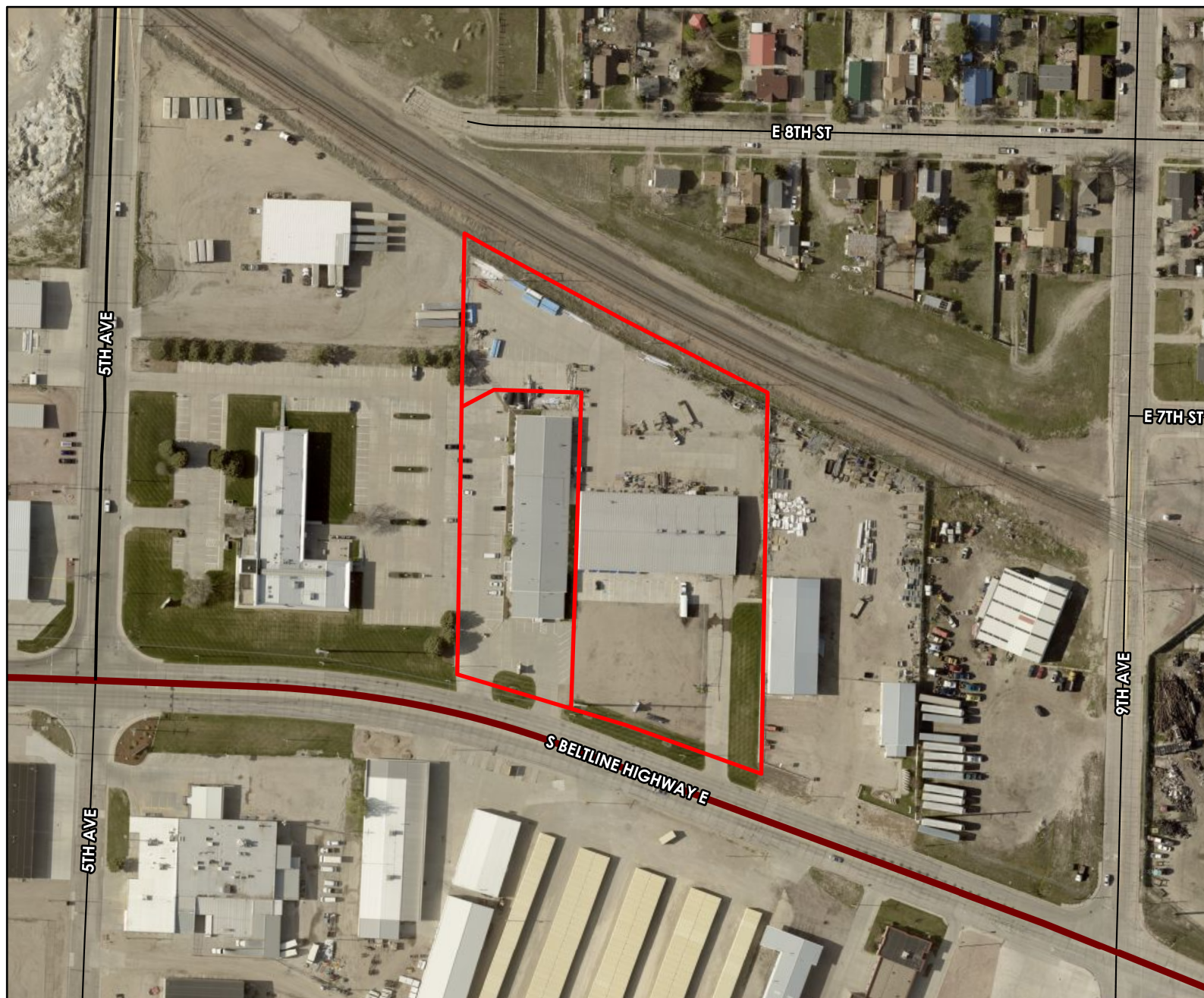
PROJECT:	LOTS 1&2, BLOCK 3, REPLAT OF BLOCK 3, WEST NEBRASKA EXPRESS SUBDIVISION IN SW 1/4 OF NW 1/4 SECTION 25, T22N-R55W
CLIENT:	21ST CENTURY PROPERTIES, LLC

	M. C. SCHAFF & ASSOCIATES, INC.	
	818 SOUTH BELTLINE HIGHWAY EAST SCOTTSBLUFF, NEBRASKA 69361	
ENGINEERS ♦ PLANNERS ♦ DESIGNERS ♦ LAND SURVEYORS		
PH: 308-635-1926 FAX: 308-635-7807 INTERNET: WWW.MCSCHAFF.COM		

FINAL PLAT
LOTS 1 AND 2, BLOCK 3,
WEST NEBRASKA EXPRESS SUBDIVISION,
a Replat of Block 3,
West Nebraska Express Subdivision

SITUATED IN PART OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA





Proposed Changes

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural

Taylor Stephens
City of Scottsbluff GIS
Created on September 28, 2021
Coordinate System:
NAD 1983 State Plane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

The City makes no representation or warranty as to the accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon.



Proposed Changes

Building

Parcel Boundaries

Street Centerlines

CLASS

Highway

Main Road

Residential/Rural

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Proposed Changes

Parcel Boundaries

Zoning

A

AR

C-1

C-2

C-3

M-1

M-2

O&P

PBC

R-1

R-1A

R-1B

R-4

R-6

Street Centerlines

CLASS

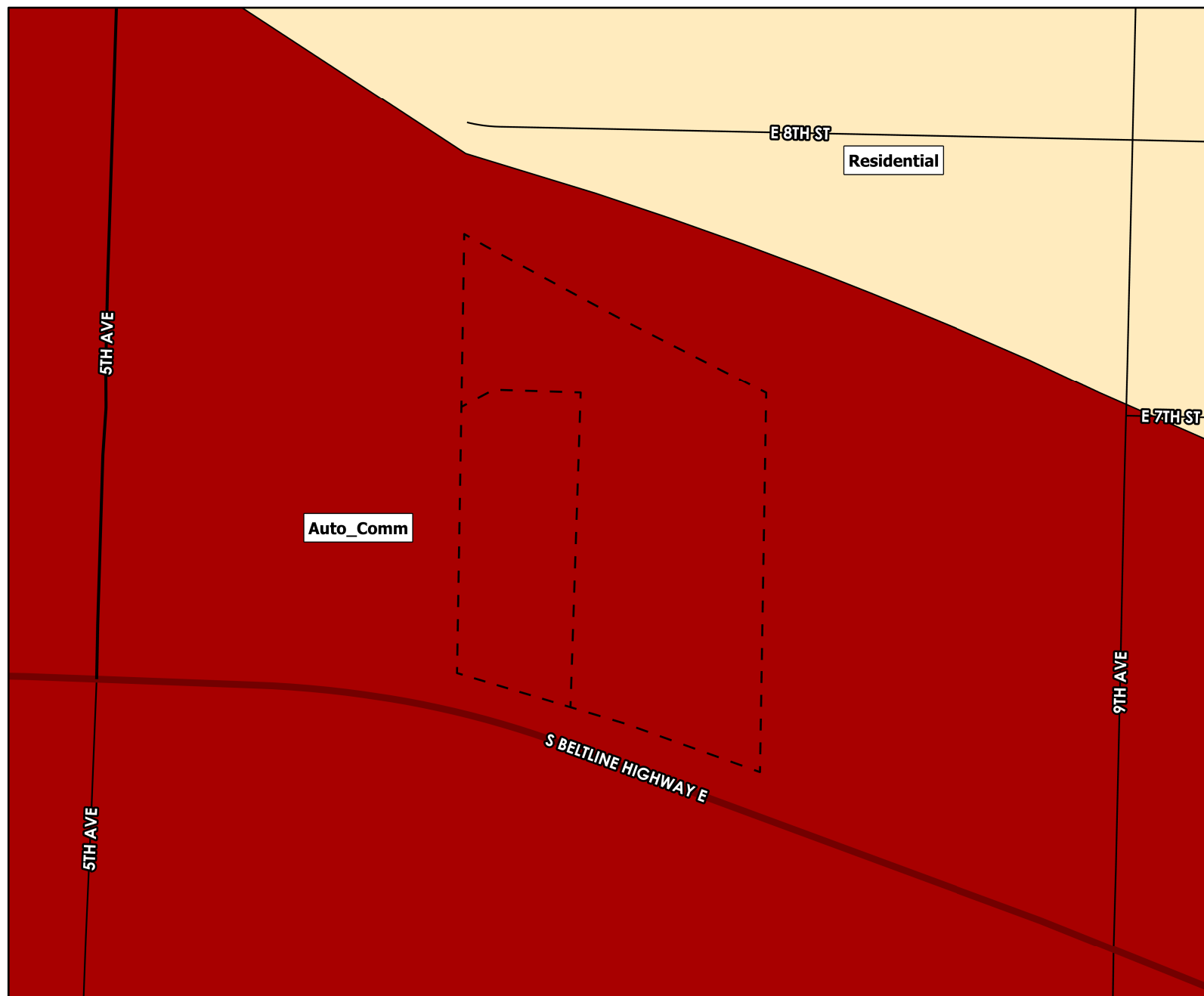
Highway

Main Road

Residential/Rural

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Proposed Changes

2016 Comp. Plan Land Use

- Automobile Commercial
- Avenue B and Hospital Campus
- Central Business District
- East Overland
- Highway 26 Commercial
- Northwest Commercial
- Residential
- Rural
- Rural Residential
- Southeast Industrial and Commercial
- South Broadway
- WNCC and Surrounding Area

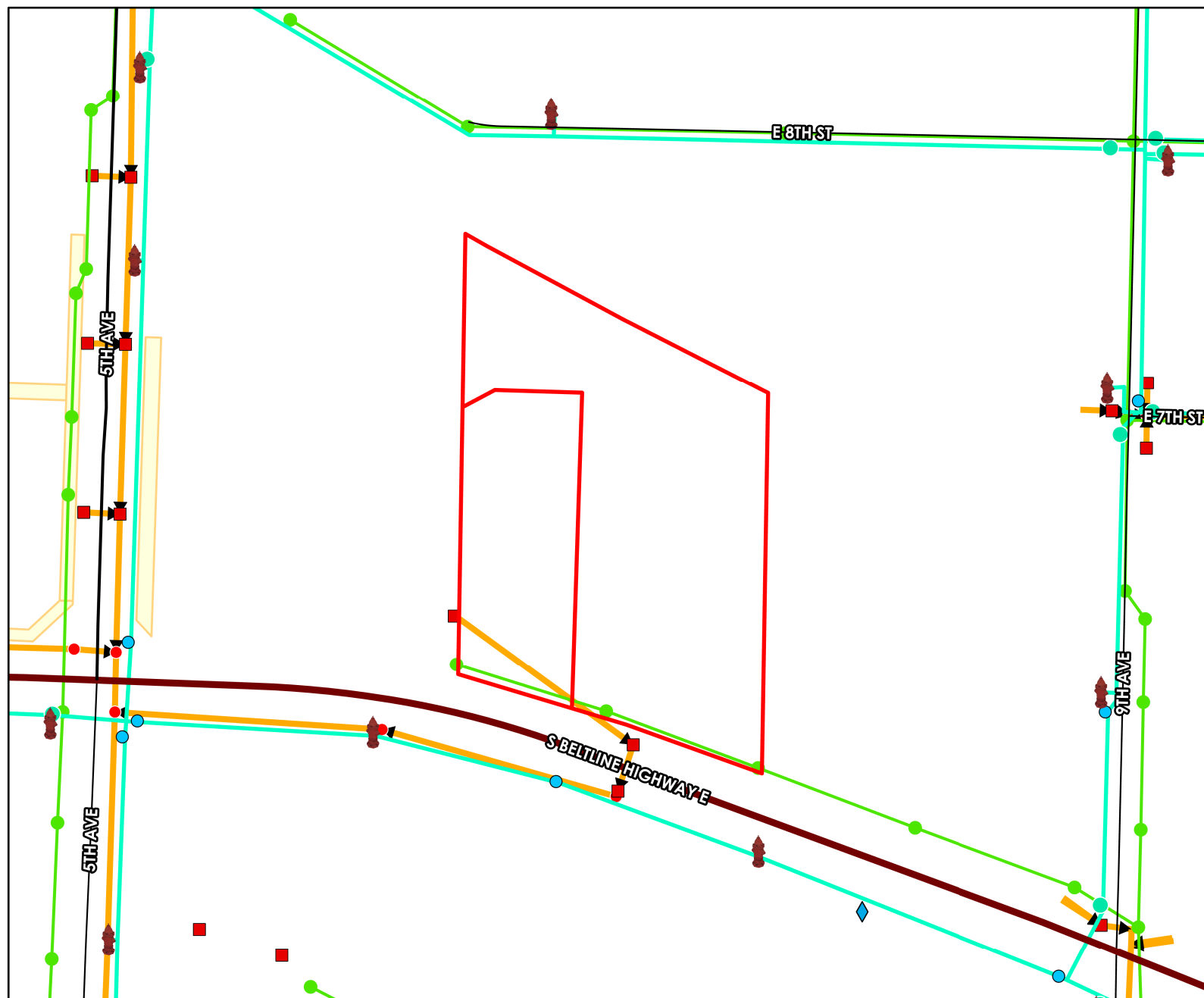
Street Centerlines

CLASS

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- Residential/Rural

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- Proposed Changes
- Easement
- ◆ Water Curbstop
- Water Valve
- Water Manhole
- 🌳 Fire Hydrants
- Water Lines
- Verified_Manhole
- Wastewater Lines
- ▲ Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural

Taylor Stephens
City of Scottsbluff GIS
Created on September 28, 2021
Coordinate System:
NAD 1983 State Plane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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RESOLUTION NO. 21-__

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

WHEREAS, BE IT RESOLVED, the preliminary and final plat of Lots 1 and 2, Block 3, West Nebraska Express Subdivision, a Replat of Block 3, West Nebraska Express Subdivision, situated in part of the SW¼ of the NW¼ of Section 25, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, dated August 18, 2021, duly made, acknowledged and certified, is approved and the Mayor is authorized to sign the Plat on behalf of the City of Scottsbluff, Nebraska. Such Plat is ordered filed and recorded in the office of the Register of Deeds, Scotts Bluff County, Nebraska.

Passed and approved this 1st day of November, 2021.

Mayor

ATTEST:

City Clerk

City of Scottsbluff, Nebraska

Monday, November 1, 2021

Regular Meeting

Item Resolut.1

Council to approve the Ordinance for the rezone of Block 1, BF Properties located at 240474 Highland Road from A-Agricultural to C-3 Heavy Commercial.

Staff Contact: Zachary Glaubius, Planning Administrator

ORDINANCE NO. _____

AN ORDINANCE DEALING WITH ZONING, AMENDING SECTION 25-1-4 BY UPDATING THE OFFICIAL ZONING DISTRICT MAP TO SHOW THAT BLOCK 1, BF PROPERTIES, IN SCOTTS BLUFF COUNTY, NEBRASKA CURRENTLY ZONED AS AGRICULTURAL (A), WILL NOW BE INCLUDED IN C-3 HEAVY COMMERCIAL, AND REPEALING PRIOR SECTION 25-1-4.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

Section 1. Section 25-1-4 of the Municipal Code is amended to provide as follows:

25-1-4. Zones; location; maps. The boundaries of the zoning districts created in this chapter are shown on the zoning district map which is made a part of this municipal code. The zoning district map and all information shown thereon shall have the same force and effect as if fully set forth and described herein. The official zoning district map shall be identified by the signature of the Mayor, attested by the City Clerk under the following statement:

This is to certify that this is the official zoning district map described in §25-1-4 of the Scottsbluff Municipal Code, passed this ____ day of _____, 2021.

Section 2. Previously existing Section 25-1-4 and all other Ordinances and parts of Ordinances in conflict with this Ordinance, are repealed. Provided, this Ordinance shall not be construed to affect any rights, liabilities, duties or causes of action, either criminal or civil, existing or actions pending at the time when this Ordinance becomes effective.

Section 3. This Ordinance shall become effective upon its passage, approval and publication shall be in pamphlet form.

PASSED AND APPROVED on _____, 2021.

Mayor

ATTEST:

City Clerk (Seal)

City of Scottsbluff, Nebraska

Monday, November 1, 2021

Regular Meeting

Item Resolut.2

Council to consider the first reading of the Ordinance updating parks within the City.

Staff Contact: Zachary Glaubius, Planning Administrator

Agenda Statement

Item No.

For Meeting of: November 1, 2021

AGENDA TITLE: Council to consider the first reading of the Ordinance updating parks with the City.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Parks and Recreation Department

PRESENTATION BY: Zachary Glaubius, Planning Administrator

SUMMARY EXPLANATION: The Park, Cemetery, and Tree Board made a positive recommendation at the August 11, 2021 regular meeting to change the name of Mini Park to 18th Street Plaza, add Donor Plaza, add 23 Club Complex, and update the address of Monument Valley Pathway. City Council at the September 7, 2021 regular meeting voted to send the ordinance back to the PCT for review and recommended the removal of the senior center. The PCT made a positive recommendation at the October 13, 2021 to remove the Senior Center from 15-1-1.

BOARD/COMMISSION RECOMMENDATION: PCT made a positive recommendation on the removal of the senior center from 15-1-1 and to keep the other proposed additions and revisions.

STAFF RECOMMENDATION: Staff recommends approval of the ordinance updating 15-1-1

EXHIBITS

Resolution ☐

Ordinance ☒

Contract ☐

Minutes ☐

Plan/Map ☐

Other (specify) _____

NOTIFICATION LIST: Yes ☐ No ☐ Further Instructions ☐

Rev: 11/15/12 City Clerk

Please list names and addresses required for notification.

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev: 11/15/12 City Clerk

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA AMENDING CHAPTER 15, ARTICLE 1, SECTION 1 OF THE MUNICIPAL CODE TO UPDATE THE NAMES AND LISTINGS OF PARKS IN THE CITY OF SCOTTSBLUFF, PROVIDING FOR AN EFFECTIVE DATE AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

Section 1. Section 15-1-1 of the Scottsbluff Municipal Code is now revised and amended to read as follows:

“15-1-1. Parks; identified.

(1) For the purposes of this Municipal Code the following named parks shall be deemed to be comprised of the areas owned or controlled by the City of Scottsbluff, Nebraska and located at the following addresses:

18th Street Plaza, 18th Street and Broadway
23 Club Complex, 2nd Avenue and E. 29th Street
Bee Lovell Park, 18th Street and 10th Avenue
Centennial Park, 400 East 20th Street
Cleveland Field, 1615 West 20th Street
Constitution Park, 1809 3rd Avenue
Don Park, Railroad Street and Avenue I
Donor Plaza, Broadway and South Beltline Highway
Dr. Allan C. Landers Memorial Park, 4205 5th Avenue
East Overland Park, 1221 East 12th Street
Frank Park, 2804 2nd Avenue
Fairview Cemetery, 4109 5th Avenue
Lacy Park, 240071 Highland Road
McCaffree Park, 600 West 15th Street
Monument Valley Pathway, Broadway and South Beltline Highway
to College Park and East 27th Street
Neighbor Park, 9th Avenue and 11th Street
Northwood Park, 801 West 31st Street
Pioneer Park, 102 27th Street
Platte Valley Park, 1222 Circle Drive
Riverside Park, 1514 South Beltline West
Terry Carpenter Park, 2902 2nd Avenue
Veterans Park, 715 14th Avenue
Westmoor Park, 1936 Avenue I

This section renumbered by the City Clerk pursuant to § 14-2-9.”

Section 2. Prior section 15-1-1 is now repealed.

Section 3. This Ordinance shall become effective upon its passage, approval as provided by law and publication shall be in pamphlet form.

PASSED AND APPROVED on _____, 2021.

Mayor

Attest:

City Clerk (Seal)

Approved as to form:

City Attorney

City of Scottsbluff, Nebraska

Monday, November 1, 2021

Regular Meeting

Item Public Inp1

Council to discuss and consider action on a Special Designated Liquor License for BDS3C, LLC d/b/a Flyover Brewing Company to serve beer, wine and distilled spirits at the 18th Street Plaza on December 4, 2021 from 9:00 a.m. to 5:00 p.m. for the Very Merry Christmas Market event.

Staff Contact: Kim Wright, City Clerk

**Special Designated License
Local Recommendation (Form 200)**

Applications must be entered on the portal after local approval – no exceptions
Late applications are non-refundable and will be rejected

BDS3C LLC DBA Flyover Brewing Company

Retail Liquor License Name or *Non-Profit Organization (*Must include Form #201 as Page 2)
1824 Broadway, Scottsbluff, NE. 69361

Retail Liquor License Address or Non-Profit Business Address
122206

Retail License Number or Non-Profit Federal ID #

Consecutive Dates only 4 Dec 21

Event Date(s):
0900
Event Start Time(s):
1700
Event End Time(s):

Alternate Date:

Alternate Location Building & Address:
18th Street Plaza

Event Building Name:
18th Street, Scottsbluff

Event Street Address/City:

Indoor area to be licensed in length & width: 160 X 245

Outdoor area to be licensed in length & width: 160 X 245 (Diagram Form #109 must be attached)
Christmas Market 2,000

Type of Event: Estimate # of attendees:

Type of alcohol to be served: Beer X Wine X Distilled Spirits X
(If not marked, you will not be able to serve this type of alcohol)

Joe Margheim 308-225-0275

Event Contact Name: Event Contact Phone Number:

joe@flyoverbrewingco.com

Event Contact Email:

*Signature Authorized Representative: Printed Name Joe Margheim

I declare that I am the authorized representative of the above named license applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.

*Retail licensee – Must be signed by a member listed on permanent license

*Non-Profit Organization – Must be signed by a Corporate Officer

Local Governing Body completes below:

The local governing body for the City/Village of _____ OR County of _____ approves
the issuance of a Special Designated License as requested above. (Only one should be written above)

Local Governing Body Authorized Signature

Date

The following is a list of the items that were presented to the Board of Commissioners for their consideration and action at the regular meeting of the Board of Commissioners on November 1, 2021.

1. Resolution No. 2021-001, regarding the purchase of a new vehicle for the Sheriff's Office.

2. Resolution No. 2021-002, regarding the purchase of a new vehicle for the Sheriff's Office.

3. Resolution No. 2021-003, regarding the purchase of a new vehicle for the Sheriff's Office.

4. Resolution No. 2021-004, regarding the purchase of a new vehicle for the Sheriff's Office.

5. Resolution No. 2021-005, regarding the purchase of a new vehicle for the Sheriff's Office.

6. Resolution No. 2021-006, regarding the purchase of a new vehicle for the Sheriff's Office.

7. Resolution No. 2021-007, regarding the purchase of a new vehicle for the Sheriff's Office.

8. Resolution No. 2021-008, regarding the purchase of a new vehicle for the Sheriff's Office.

9. Resolution No. 2021-009, regarding the purchase of a new vehicle for the Sheriff's Office.

10. Resolution No. 2021-010, regarding the purchase of a new vehicle for the Sheriff's Office.

11. Resolution No. 2021-011, regarding the purchase of a new vehicle for the Sheriff's Office.

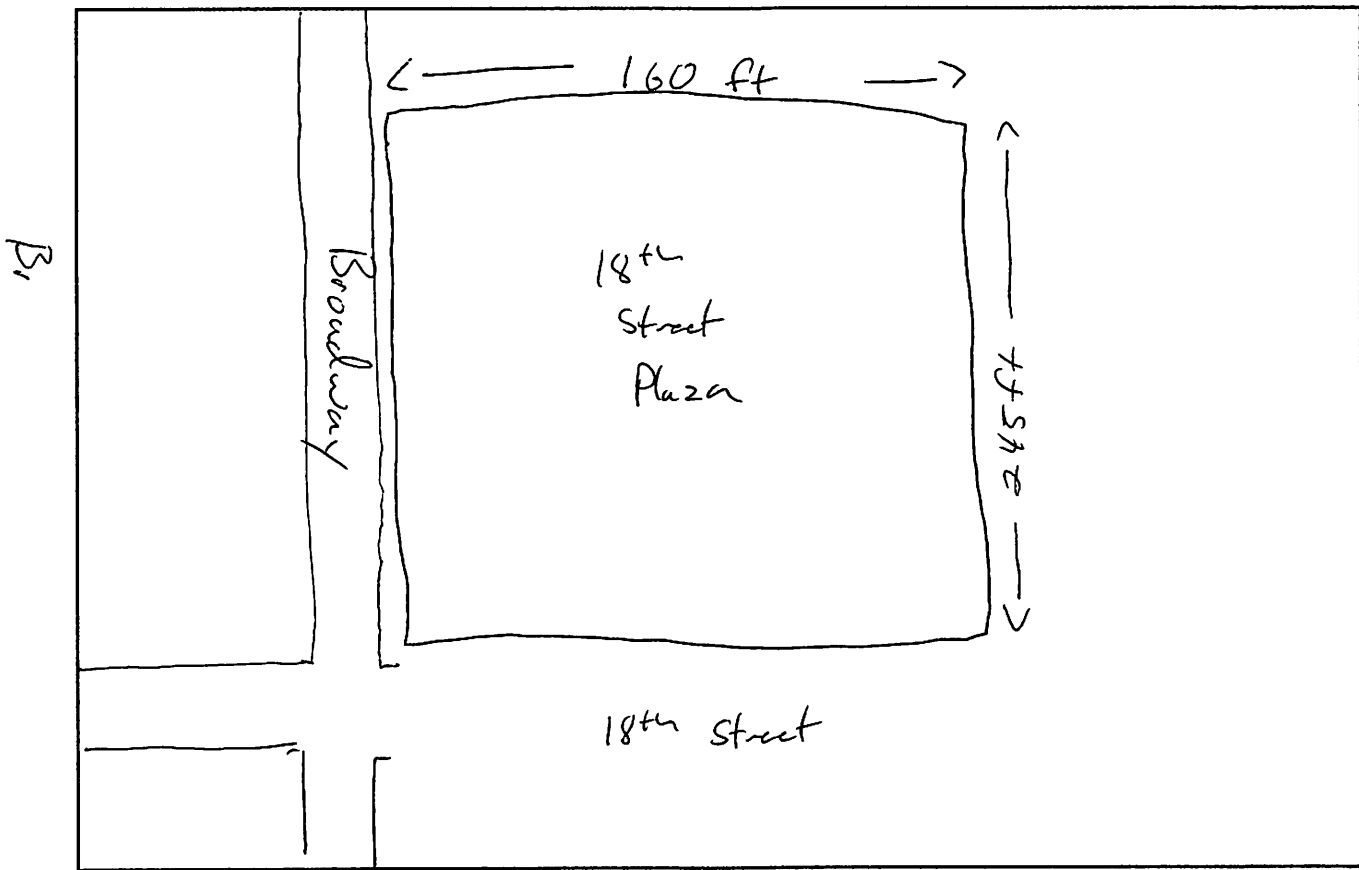
OUTDOOR AREA DIAGRAM

Volunteers, Police

HOW AREA WILL BE PATROLLED _____

- IF APPLICABLE, OUTDOOR AREA MUST BE CONNECTED TO INDOOR AREA IF INDOOR AREA IS TO LICENSED
- MEASUREMENT OF OUTER WALLS OF AREA TO BE LICENSED MUST INCLUDED LENGTH & WIDTH IN FEET
- DOUBLE FENCING IS REQUIRED FOR ALL NON-PROFIT ORGANIZATIONS UNLESS FORM #140 IS FILED WITH THIS FORM AND IS APPROVED BY THE COMMISSION
- RETAILER LIQUOR LICENSE HOLDERS ARE NOT REQUIRED TO DOUBLE FENCE, ALTHOUGH MEASURES NEED TO BE TAKEN TO SECURE THE AREA

DIAGRAM OF PROPOSED AREA:



Form 109
Rev Nov 2016

City of Scottsbluff, Nebraska

Monday, November 1, 2021

Regular Meeting

Item Reports1

Council to discuss and consider action on Economic Development Assistance Agreement for BDS3C, LLC d/b/a Flyover Brewing Company.

Staff Contact: Starr Lehl, Economic Development Director

ECONOMIC DEVELOPMENT ASSISTANCE AGREEMENT

This Agreement is made on November 1, 2021, between the City of Scottsbluff, Nebraska (the “City”) and BDS3C, L.L.C. (the “Applicant”).

Recitals:

a. The City has adopted an Economic Development Plan pursuant to the Nebraska Local Option Municipal Economic Development Act (the “Plan”). Pursuant to the Plan, the City has implemented an Economic Development Program (the “Program”).

b. The Applicant has made application for assistance from the Program (the “Application”), reviewed by the Committee (as defined below) in September of 2021.

c. The Applicant has received assistance from the Program pursuant to a previous application and Economic Development Assistance Agreement dated August 29, 2017 (the “2017 Agreement”). The 2017 Agreement was amended by the Amendment to the EDA Agreement dated May 21, 2018 (the “First Amendment”) and the second Amendment to the EDA Agreement dated April 1, 2020 (the “Second Amendment”). It is intended that this Agreement will act as a novation, refinance, and replacement of and will supersede all terms and conditions of the 2017 Agreement, the First Amendment, and the Second Amendment.

d. The Administrator of the Program (the “Administrator”) and the City Economic Development Application Review Committee (the “Committee”) have reviewed the Application and recommended to the City Council (the “Council”) that a grant (the “Grant”) and a Loan (the “Loan”) be made to the Applicant from the City of Scottsbluff Economic Development Fund (the “Fund”) as provided for in this Agreement. The City Council has approved the Committee’s recommendation.

e. The parties now desire to enter into this Agreement for the purpose of setting out the terms and conditions of the Grant and the Loan.

Agreement:

1. Purpose of Grant:

The Applicant’s business known as “Flyover Brewery” is continuing the expansion of its business with an expanded seating, dining, and manufacturing and distribution area in Scottsbluff, Nebraska (the “Business”). The Grant and the Loan is to be used to fund to capital asset purchase of the new manufacturing and distributing expansion, and the initial operating capital costs of the expansion, job creation, and capital asset purchase.

2. Amount of Grant and Loan:

The following amounts shall be payable to the Applicant from the City of Scottsbluff Economic Development Fund (the “Fund”) at the Closing (as provided for below).

a. The Grant shall be in the amount of \$250,000 (the “Grant Amount”) representing the investment by the Applicant into the expanded manufacturing and distribution business, the support the Applicant provides to the community, and the addition to the community’s economy by the Business. The Grant shall in the form of a promissory note (the “Forgivable Note”) which may be repaid according to the terms of this Agreement, to be signed at Closing.

b. The Loan shall be in the amount of \$300,000 shall be represented by a promissory note (the “Non-Forgivable Note”) to be signed at the Closing. The Non-Forgivable Note shall be effective April 1, 2022, and shall carry interest at the rate of 1.08% from April 1, 2022 (the “Note Interest Date”). Subject to paragraph 2.c below, the total sum payable to the City by the Applicant under the 2017 Agreement, the First Amendment, and the Second Amendment under the Amended and Restated Note dated March 1, 2020 immediately after the current payment on April 1, 2022 (the “Current Sum”) shall be refinanced with the \$300,000 loan, and the total sum of both shall be made payable under new Amended and Restated Note over 120 equal monthly payments of principal and interest, with the first payment being due May 1, 2022. Each subsequent payment shall be due on the first of each month thereafter, until the new Amended and Restated Note is paid in full.

c. Before refinancing the \$300,000 with the Current Sum, an amount of \$75,000 shall be separated from the Current Sum and treated as a jobs-based grant subject to the terms and conditions for earning job credits below (the “Jobs-Based Grant”). The balance of the Jobs-Based Grant shall not earn interest, and shall be repaid according to the terms and conditions of FTE Credits below. The Jobs-Based Grant shall be represented by the “Jobs Credit Note”, to be signed at Closing.

d. Until refinance under paragraph 2.b above, the additional amount provided under this Agreement (\$550,000) shall not carry interest, and the Applicant shall continue to perform under the terms and obligations of the Amended and Restated Note dated March 1, 2020, including any job credits earned thereto under the 2017 Agreement, the First Amendment, and the Second Amendment.

3. Closing:

The Grant Amount and the Loan Amount shall be scheduled as a claim at the next Council meeting following the signing of this Agreement. The “Closing” shall occur following the satisfaction of all conditions to Closing as provided for below, but no earlier than 5 business days after the Council meeting where the claim is approved.

4. Possible Grant Repayment:

The Grant Amount, Forgivable Note, Jobs-Based Grant, and Jobs Credit Note shall be subject to repayment as follows;

a. The Applicant shall earn \$50,000 in credit for every Year (as defined below) the Business remains open and operating in the City, with the first Year beginning January 1, 2022. If the Business closes during any Year, the Business shall receive a prorated amount of credit for the length of the Year in which the Business was open, but if the Business remains open for five Years, the full amount of the Grant Amount and the Forgivable Note shall be deemed repaid. Any balance remaining on the Grant Amount after the Term shall be repaid to the Fund within 90 days of the end of the Term and any amount not paid within this time period shall then carry interest at the rate of 7% per annum until paid.

b. The Jobs-Based Grant and Jobs Credit Note shall be repaid and earn credits under the terms of paragraphs 5 and 6 below.

c. The “Effective Date” of this Agreement for Job Credit and Grant Amount calculation purposes shall be January 1, 2022 (the “Effective Date”).

d. The term of this Agreement shall begin on the Effective Date and shall continue for 10 years from the Effective Date (the “Term”).

e. A “Year” shall mean the 12-month period ending as of the day prior to each annual anniversary of the Effective Date.

5. Employee Definitions:

a. “Full Time Employee” shall mean a bona fide employee of the Applicant who (1) is classified by the Applicant as full time; (2) subject to normal and reasonable waiting periods, is eligible for the employer’s normal fringe benefit package; and (3) is primarily employed to work in the Applicant’s brewing operation and/or in the wholesale distribution of products produced by the Applicant at the Business. For purposes of this Agreement, one or more of the owners of the Applicant that act as the regular manager and receives pay, a regular draw, or guaranteed payment from the Applicant (or is taxed on undistributed earnings) shall be considered “employed to work in the Applicant’s brewing operation” and shall be eligible to be a “Full Time Employee.”

b. “Eligible Full Time Employee” shall mean a Full Time Employee who: (1) primarily works in Scotts Bluff County, and (2) resides within 60 miles of the corporate limits of the City, and (3) received as pay, except for owners of Applicant, at least 110% of the applicable minimum wage, or if salaried, at least the applicable exempt amount; provided, however any Full Time Employee who does not reside within 60 miles of the corporate limits of the City at the time that the Full Time Employee is hired by the Applicant, shall nevertheless be

considered an Eligible Full Time Employee if the Full Time Employee moves to a residence within the required geographic area within 6 months of the hiring of the Eligible Full Time Employee; and further provided that the value of benefits provided to employees may be used by the Applicant in determining amounts paid.

c. “Full Time Equivalent” Employees (the “FTE’s”) shall be the total of (i) the number of Eligible Full Time Employees which are paid based on a salary or any owner defined in paragraph 5.a above, plus (ii) with respect to hourly Eligible Full Time Employees, the number arrived at by dividing the total hours paid by the Applicant to its hourly Eligible Full Time Employees during a Year divided by 2,080 hours, and then rounded down to the nearest tenth; provided, however, the maximum hours paid that can be counted for any one hourly Eligible Full Time Employee shall not exceed 2,080 hours.

d. “Eligible FTE’s” shall mean the FTE’s calculated for a Year.

6. Job Credits:

a. The Applicant shall receive an “Annual Job Credit” during the Term equal to the Eligible FTE’s multiplied by \$2,000.

b. At the end of each Year of the Term, the total of the cumulative Annual Job Credits will be subtracted from the Jobs-Based Grant amount owed on the Jobs-Based Note. Any balance remaining on the Jobs-Based Note after the Term shall be repaid to the Fund within 90 days of the end of the Term (the “Repayment”), and any amount not paid within this time period shall then carry interest at the rate of 7% per annum until paid. If there is no balance, then the Applicant shall be considered as having satisfied its obligations under the Jobs-Based Grant, the Jobs-Based Note, and this Agreement and no repayment shall be due.

7. Representations and Warranties of the Applicant:

The Applicant represents and warrants the following, all of which shall survive the Closing:

a. The Applicant is a limited liability company organized and existing under the laws of Nebraska. The Applicant has full power and authority to enter into this Agreement and carry out the transactions contemplated by this Agreement. The Applicant’s execution, delivery and performance of this Agreement have been authorized by all necessary action on the part of the Applicant. This Agreement, and each agreement and instrument delivered by the Applicant pursuant to it, is the legal and binding obligation of the Applicant, enforceable against the Applicant in accordance with its terms.

b. No representation or warranty made by the Applicant in this Agreement contains or will contain any untrue statement of any material fact, or omits or will fail to state any material fact known to the Applicant that are required to make the statements not misleading.

c. The execution and performance of this Agreement will not violate any provision of law, or conflict with or result in any breach of any of the terms or conditions of, or constitute a default under any indenture, mortgage, agreement or other instrument to which the Applicant is a party or by which they are bound.

d. All representations and warranties made by the Applicant shall survive the Closing.

8. Representations and Warranties of the City:

The City represents and warrants the following, all of which shall survive the Closing:

a. The City is a municipal corporation organized and existing under the laws of Nebraska, and has full power and authority to enter into this Agreement and carry out the transactions contemplated by this Agreement. The City's execution, delivery and performance of this Agreement has been authorized by all necessary action on the part of the City. This Agreement, and each agreement and instrument delivered by the City pursuant to it, is the legal and binding obligation of the City, enforceable against the City in accordance with its terms.

b. No representation or warranty made by the City in this Agreement contains or will contain any untrue statement of any material fact, or omits or will fail to state any material fact known to the City that is required to make the statements not misleading.

9. Certification of the Applicant:

The Applicant certifies to the City that it has not filed an application with the Department of Revenue to receive tax incentives under the Nebraska Advantage Act, or its program or legislative successor, for the Business. In the event that the Applicant files such an application, it shall advise the City in writing, and the City shall have the option to review the status of the Assistance, to include determining that the unearned portion of the Assistance is due and payable if the Applicant is awarded incentives under the Nebraska Advantage Act, or its program or legislative successor.

10. Conditions to Closing:

The City's obligation to proceed with the Closing is subject to the Applicant's fulfillment of each of the following conditions at or prior to the Closing:

a. All representations and warranties of the Applicant shall be true as of the Closing.

b. The Applicant shall have delivered to the City:

(1) A Certificate or Letter of Good Standing from the Nebraska Secretary of State.

(2) A copy of the current and correct Certificate of Organization and Operating Agreement of the Applicant certified by the secretary of the Applicant to be correct; and

(3) Certified resolution of the Members of the Applicant authorizing this Agreement and providing for signature authority.

(4) A W-9 of the Applicant, certifying the tax ID number of the Applicant.

c. In order to secure repayment and performance of this obligations of this Agreement, the Applicant shall have delivered to the City the following:

(1) An updated guaranty (the “Guaranty”) of the owners of the Applicant taking into account the terms and conditions of this Agreement.

(2) A Deed of Trust (the “Deed of Trust”) covering the real estate where the Business is expanding. The Deed of Trust shall be subordinate to a prior deed of trust in favor of Platte Valley Bank recorded against the real estate.

(3) A binding lending commitment from Platte Valley Bank in the amount of \$600,000 for the purposes of the Business expansion.

d. The Applicant shall in all material respects have performed its obligations, agreements, and covenants contained in this Agreement to be performed by it, on, or before the Closing.

e. There shall have been no material adverse change in the operation or financial status of the Applicant and the Closing of this Agreement shall constitute the Applicant’s representations that there has been no such material adverse change.

11. Annual Reports:

The Applicant shall annually, within 60 days of the end of each Year, provide to the Administrator a report in form and substance acceptable to the Administrator which calculates the Annual Job Credit (the “Annual Report”). The Administrator shall have the right at any time to (i) require that the Annual Reports be reviewed at the Applicant’s expense by a Certified Public Accountant reasonably acceptable to the Administrator, or (ii) hire, at the Administrator’s own expense, an independent Certified Public Accountant or other business or financial expert, to review the books and records of the Applicant pertaining to the Annual Report and any other terms and conditions as provided for in this Agreement. If after a review or audit of the Applicant’s records it is discovered that the Annual Job Credit claimed on the Annual Job Credit

Report exceeds 10% of the Annual Job Credit as determined by the Administrator, then the Administrator may require the Applicant to reimburse the Fund for the actual cost of the audit.

12. Early Termination:

a. The Applicant shall have the right at any time to terminate its participation in the Program by notifying the Administrator in writing of its desire to do so.

b. The Administrator shall have the right to terminate the Applicant's participation in the Program if the Applicant is in default of any of the terms and conditions of this Agreement, which default is not cured within 30 days of written notice by the Administrator.

c. In the event of a termination as described in this paragraph, the total of the Annual Job Credits as of the end of the Year immediately preceding the termination will be subtracted from the Jobs-Based Grant amount. This amount shall then be immediately due and payable to the Fund. Interest shall accrue at the rate of 7% per annum on any amounts not immediately paid.

13. Default:

The Applicant shall be in default if any of the following happen:

a. Failure to comply with any of the terms of this Agreement or any other agreement entered into connection with this Agreement, to include an assignment not permitted under this Agreement.

b. Any warranty, representation or statement made or given to the City by the Applicant proves to have been false in any material respect when made or given.

c. Dissolution or liquidation of the Applicant, the termination of existence, insolvency, business failure, appointment of a receiver, assignment for the benefit of creditors, or bankruptcy of the Applicant.

d. The Applicant ceases to operate a branch of the Business in Scottsbluff, Nebraska.

e. The Applicant intentionally or materially misstates the Annual Job Credit on an Annual Report. A material misstatement shall be considered to have occurred if the Annual Job Credit claimed on the Annual Report exceeds 25% of Annual Job Credit as reasonably determined by the Administrator.

f. Transfer of sale of a majority of the membership interest of the Applicant by Andrea Margheim, Joe Margheim and Peter Meyer, which results all three collectively owning less than 51% of the ownership interests in the Applicant.

14. Assignability:

The Administrator may assign his interest in this Agreement to any successor administrator designated by the City Council. The Applicant may not assign or transfer their interest in this Agreement without the consent of the Administrator. Assignment shall include a transfer of ownership which results in Andrea Margheim, Joe Margheim and Peter Meyer collectively owning less than 51% of the ownership interests in the Applicant.

15. Confidentiality:

It is agreed that this Agreement and its terms are public record and are not confidential. However, the City agrees to take reasonable steps to insure that any financial and proprietary information provided in connection with this Agreement by the Applicant shall remain confidential and shall not be revealed or disclosed to outside sources unless the information is public knowledge, is independently developed, or is required to be disclosed by law or legal process.

16. Notices:

a. Any notices or other communications between the parties shall be personally delivered, sent by regular first-class mail, by Federal Express or similar service that records delivery, or by facsimile transmission combined with any of the above methods of notice, to the addresses set out below, or to such other address as a party may designate, from time to time, by written notice to the other. A notice shall be deemed effective upon receipt.

b. If to the City:

City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361
Fax: (308) 632-2916
Attention: City Manager

c. If to the Applicant:

BDS3C, L.L.C.
Flyover Brewing Company.
1824 Broadway
Scottsbluff, NE 69361
Attn: Andrea Margheim

17. Miscellaneous:

a. This Agreement constitutes the entire agreement of the parties with respect to its

subject matter, and may only be modified by a writing signed by both of the parties.

b. The City's waiver of any one default shall not be a waiver of the same or any other default in the future. In addition, the City's failure to exercise any right given to it by this Agreement shall not be a waiver of any later exercise of that right.

c. The provisions of this Agreement are severable and if any provision is held to be invalid, the remainder of the Agreement shall remain in effect.

d. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but which together shall constitute a single instrument.

e. This Agreement shall be governed by the laws of Nebraska.

f. This Agreement shall be binding on the successors and assigns of the parties.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE]

City of Scottsbluff, Nebraska

BDS3C, L.L.C.

By: _____
Economic Development
Program Administrator

By: _____
Andrea Marghein,
Member

City of Scottsbluff, Nebraska

Monday, November 1, 2021

Regular Meeting

Item Reports2

Council to receive notice and discuss and consider action on State of Nebraska opioid settlement proceeds and authorize City Manager to sign documentation relating to settlement proceeds.

Staff Contact: Dustin Rief, City Manager



October 8, 2021

Dustin Rief
City Manager
2525 Circle Drive
Scottsbluff, NE 69361-2495

RE: Opioid Litigation Settlements

Dear Dustin,

This letter is intended to provide you and the remainder of the city's leadership with additional information regarding two legal settlements recently entered into by the Attorney General against a manufacturer and several distributors of prescription opioid drugs. The first settlement concerns Johnson & Johnson. The second settlement concerns prescription drug distributors: McKesson, Cardinal Health, and AmerisourceBergen (collectively referred to as the "distributors"). Both settlement agreements contain similar terms and can be read in their entirety at the following website: <https://nationalopioidsettlement.com>.

Both settlement agreements involve distributions of money on an annual basis to both a state fund and allow direct distributions of money on an annual basis to certain political subdivisions (referred to as "participating subdivisions"). You are receiving this letter because your city's population exceeds ten thousand people and is therefore listed as a "participating subdivision" under both settlement agreements.

The monetary distributions under both settlement agreements are maximized for both the state's share and each participating subdivision's "direct share" when all participating subdivisions "sign on" to or execute each of the two settlement agreements. It is important to note that participating subdivisions must sign on to these settlement agreements in order to receive their direct share as well as to be eligible to receive any additional distribution or grant from the state's share. Participating subdivisions that do not sign on to these agreements will not only not receive their direct share but will also not be eligible to receive any additional distribution or grant from Nebraska's Opioid Recovery Fund.

Further details regarding your city's direct share, the state's Opioid Recovery Fund, and how you can sign on to these settlements are provided below. In order to ensure that Nebraska and each of

its participating subdivisions are able to realize their maximum payments under these settlements, we are asking you to provide your response before December 31, 2021.

Why We Are Contacting You Now

These nationwide settlements with Johnson & Johnson and the distributors were announced on July 24, 2021. State attorneys general had until August 21, 2021, to determine whether they would sign on to these settlements. On September 4, 2021, the distributors and Johnson & Johnson notified the attorneys general that a sufficient number of states had entered into these settlement agreements to move forward with the process of notifying all participating political subdivisions. Following this notification, a National Administrator responsible for verifying participating political subdivisions and distributing both state and subdivision shares was retained. The National Administrator has recently established a system for political subdivisions to receive their respective direct shares.

This letter is your notice that your city is eligible to receive its direct share. Your city will receive its direct share and be eligible to receive additional funding from the state's Opioid Recovery Fund only if it signs on to these settlement agreements. To sign the agreements, please follow the steps listed below:

1. Determine the person(s) that has/have legal authority to execute these participation agreements on behalf of your municipality. (Such person(s) will eventually need to provide their email address(es) to the National Administrator).
2. Log on to <https://nationalopioidsettlement.com>.
3. Click on the political subdivision registration link.
4. Enter your municipality's unique registration code [CAJINJ] and click "verify registration code".
5. The National Administrator will then provide your municipality with the necessary documents to participate in the settlements. All required documentation must be signed and submitted electronically through the nationalopioidsettlement.com website using the "DocuSign" service.

Your City's Direct Share

Both the Johnson & Johnson and the distributors settlement agreements are the result of several years of negotiation that included both the state attorneys general and many private plaintiff attorneys representing cities and counties from around the country, the primary negotiating group of private attorneys is referred to as the plaintiff's executive committee or the "PEC". The PEC determined the allocation percentages of the political subdivision share for each participating subdivision in the United States. The political subdivision share is 15% of the total annual disbursement from the national administrator for each state. The state is also to receive 15%. The remaining 70% is allocated to a designated fund for the "abatement" of opioid addiction or opioid misuse and other co-occurring mental health or substance abuse issues. In Nebraska, the state's 15% share is automatically added to Nebraska's dedicated abatement fund, known as the "Opioid Recovery Fund", according to the Opioid Prevention and Treatment Act passed in 2020 and found at Neb. Rev. Stat. §§71-2485 to 71-2490.

The direct share percentage for each participating subdivision in Nebraska is found in “Exhibit G” of each settlement agreement which is accessible on the nationalopioidsettlement.com website.

Conclusion: What Your City Can Do Next

The Attorney General’s Office is happy to answer any questions that your city has regarding these settlements.

Your city has several options for response to these settlement agreements:

1. “Sign on” to both of these agreements using the forms provided by the National Administrator and thereby make your city eligible to receive its direct share and potentially receive additional funds from Nebraska’s Opioid Recovery Fund;
2. “Sign on” to both agreements but elect to contribute your city’s direct share to Nebraska’s Opioid Recovery Fund for use within your Behavioral Health Region;
3. Elect to not “sign on” to these agreements and forego both your city’s direct share and forego distributions from Nebraska’s Opioid Recovery Fund.

Again, the more participating subdivisions that sign on to these agreements, the more money will come to both your city, other political subdivisions throughout the state, and the state of Nebraska as a whole.

We appreciate your consideration of this matter and again respectfully request your response through the sign-on process at <https://nationalopioidsettlement.com> or by contacting the undersigned before December 31, 2021.

Sincerely,
DOUGLAS J. PETERSON
ATTORNEY GENERAL OF NEBRASKA



Joshua R. Shasserre
Assistant Attorney General & Chief of Staff
(402) 471-2628
joshua.shasserre@nebraska.gov

cc: Lynn Rex, Executive Director
League of Nebraska Municipalities